

AFTER RECORDING MAIL TO:

Happy Face Farms, Inc.
8795 District Line Road
Burlington, WA 98233



201906210024

06/21/2019 09:36 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-169599-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS DONALD K. KAALAND and WONONA L. KAALAND, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HAPPY FACE FARMS, INC., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NE ¼ NW ¼, 17-35-6 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350617-2-001-0009, P41550

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-169599-OE.

Dated June 18, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2454
JUN 21 2019

Amount Paid \$ 1785.00
Skagit Co. Treasurer
By *mm* Deputy

Don Kaaland
Don Kaaland

Wonona Kaaland
Wonona Kaaland

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Don Kaaland and Wonona Kaaland** is / are the person(s) who appeared before me, and said person(s) acknowledged that **he / she / they** signed this instrument and acknowledged it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 20th 2019

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

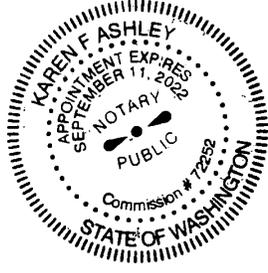


EXHIBIT APARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., that lies North of the Puget Sound and Baker Railway right-of-way, EXCEPT right-of-way for the County Road known as "Max Prevedell Road".

Situate in the Town of Lyman, County of Skagit, State of Washington.

PARCEL "B":

The abandoned Puget Sound and Baker River Railroad right-of-way across the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M.

Situate in the Town of Lyman, County of Skagit, State of Washington.