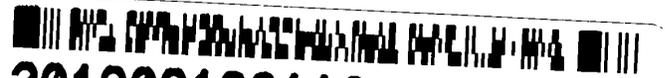


AFTER RECORDING MAIL TO:

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



201908190116

08/19/2019 03:32 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168180-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS BRUCE D. LALLEMAND, as his separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) 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 Gov. Lot 4, Sec. 25, Twn 35 N, Rg 9 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350925-0-016-0003, P44663

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. 01-168180-OE.

Dated August 8, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3510

AUG 19 2019

Amount Paid \$ 58.40

Skagit Co. Treasurer

By *MAN* Deputy

Bruce D. Lallemand

Bruce D. Lallemand

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Bruce D. Lallemand** 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: August 9, 2019

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

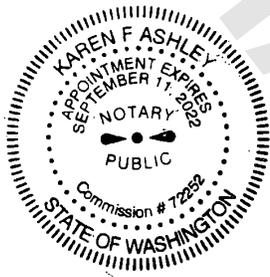


EXHIBIT A

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point 1,000 feet South and 397 feet East of the Northwest corner of said Government Lot 4;
thence East 183 feet;
thence South 60 feet, more or less, to the Northwesterly line of former State Highway No. 17-A;
thence Southwesterly along the Northwesterly line of former State Highway No. 17-A to its intersection with a line drawn parallel with and 1,245 feet South of the North line of said Government Lot 4;
thence West along said line to a point South of the point of beginning;
thence North 245 feet, more or less, to the point of beginning,

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed dated December 16, 1953 and recorded February 1, 1954, under Auditor's File No. 497721,

AND EXCEPT that portion, if any, lying within the parcel granted to Ray D. Jarmin by deed recorded October 15, 1990, under Skagit County Auditor's File No. 9010150064.

Situate in the County of Skagit, State of Washington.