

When recorded return to:

Skagit County
1730 Continental Place
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4008

Oct 01 2020

Amount Paid \$1125.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-5448

THE GRANTOR(S) Gary E. Moon and Paul F. Moon, Co Successor Trustee of Charles E. Moon Credit Trusts of Charles E. Moon Credit Trust, 2089 Timberline Drive, Bellingham, WA 98226,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Skagit County, a Washington Municipal corporation

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Por. of the E 1/2 of the NE 1/4 of Sec. 19, Twp. 33 N., R. 5 E., WM.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P18161 and P109223

Dated: 10/1/2020

Charles E. Moon Credit Trust

By: [Signature]
Gary E. Moon, Co Successor Trustee of Charles E. Moon Credit TrustBy: [Signature]
Paul F. Moon, Co Successor Trustee of Charles E. Moon Credit Trust

STATE OF WASHINGTON
COUNTY OF SKAGIT

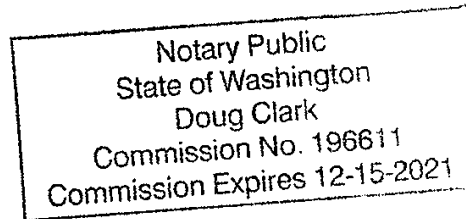
I certify that I know or have satisfactory evidence that Gary E. Moon and Paul F. Moon, Co Successor Trustee of Charles E. Moon Credit Trusts of Charles E. Moon Credit Trust is the person who appeared before me, and said person acknowledged that he she signed this instrument and acknowledged it to be his her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1st day of ^{October} ~~September~~, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN Highway 9, Mount Vernon, WA 98273
Tax Parcel Number(s): P18161 and P109223

Property Description:

That portion of the East Half of the Northeast Quarter of Section 19, Township 33 North, Range 5 East, W.M. lying Easterly of the State Highway known as State Route 9; EXCEPT that portion thereof conveyed to the State of Washington by deed recorded April 14, 1953 as Skagit County Auditor's File No. 487107, ALSO EXCEPT that portion more fully described on that certain deed in favor of the State of Washington, Department of Natural Resources, recorded July 17, 1968 as Skagit County Auditor's File No. 715950., AND ALSO EXCEPT that portion Appropriated by the State of Washington for highway purposes by decree entered July 20, 2015, under Skagit County Superior Court Cause No. 15-2-00044-9.

Situate in the County of Skagit, State of Washington

Statutory Warranty Deed
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EXHIBIT B

20-5448-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Reservations, provisions and/or exceptions contained in instrument, recorded November 10, 1913 as Auditor's File No. 99219, Volume 95 of Deeds, Page 316. As Follows: The terms and conditions of a certain agreement entered into by and between the Northern Pacific Railway Company and the Atlas Lumber Company and the L. Houghton Logging Company, dated the 14th day of June, A.D., 1913, reference to which is hereby made and the same is by such reference made a part of this Deed. The conveyance being made subject to the existing right-of-way of the railroad of the Atlas Lumber Company and the L. Houghton Logging Company, where the same crosses said 100 foot strip, as in the above named agreement provided. All of said provisions may have expired, but the Company does not insure against any rights based on a contrary state of facts..

Statutory Warranty Deed
LPB 10-05

11. Easement affecting a portion of subject property and for the purpose of communication lines and related facilities thereto, in favor of West Coast Telephone Company, recorded September 9, 1935, as Auditor's File No. 272369.

12. Regulatory notice/agreement regarding Conditional Use Permit that may include covenants, conditions and restrictions affecting the subject property, recorded June 7, 2001 as Auditor's File No. 200106070036 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. Reservations, provisions and/or exceptions contained in instrument recorded July 17, 1968 as Auditor's File No. 715950.

14. Terms and conditions of waiver of six year moratorium, recorded September 12, 2000 as Auditor's File No. 200009120151. Though said Six Year Moratorium has expired due to the passage of time, the provisions of this waiver may still be applicable to portions of the subject property.

15. Regulatory notice/agreement regarding Administrative Special Use Permit that may include covenants, conditions and restrictions affecting the subject property, recorded October 27, 2000 as Auditor's File No. 200010270070 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.