



202012010114

12/01/2020 03:08 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GRANTOR:	MOE BROTHERS, LLC, a Washington limited liability company
GRANTEES:	DONALD I. MOE and ERIN L. MOE, husband and wife, and GERALD N. MOE, a single man
Legal Description:	
Abbreviated Form:	Ptn. Gov. Lot 6 & 7, S25, T34N, R3E, W.M.
Additional on Pages:	1 & 2
Assessor's Tax Parcel No:	340325-0-017-2009 / P132690 340325-0-016-0209 / P132691 340325-0-015-0001 / P132692

THE UNDERSIGNED GRANTOR, MOE BROTHERS, LLC, a Washington limited liability company, for and in consideration of the transfer of capital from a limited liability company to its members as individuals (mere change in form of ownership), conveys and warrants to DONALD I. MOE and ERIN L. MOE, husband and wife, and GERALD N. MOE, a single man, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, to-wit:

See attached Exhibit "A"

2020-5133
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 01 2020

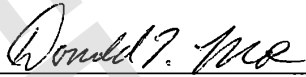
Amount Paid \$ 0
Skagit Co. Treasurer
Deputy

///

STATUTORY WARRANTY DEED - 1

DATED this 23 day of Nov., 2020.

MOE BROTHERS, LLC



By: DONALD I. MOE

Its: Manager



By: GERALD N. MOE

Its: Manager

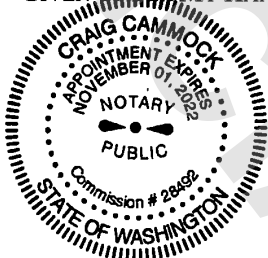
Acknowledgements follow

STATUTORY WARRANTY DEED - 2

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that DONALD I. MOE is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER of MOE BROTHERS, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23 day of December, 2020.

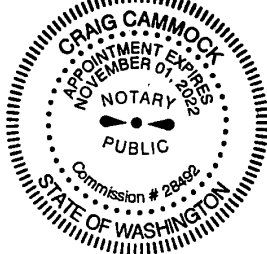


Printed Name CRAIG CAMMOCK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2022

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that GERALD N. MOE is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER of MOE BROTHERS, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23 day of December, 2020.



Printed Name CRAIG CAMMOCK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2022

Exhibit "A"
Legal Description

Skagit County Assessor's Parcel Numbers: 340325-0-017-2009 / P132690; 340325-0-016-0209 / P132691; 340325-0-015-0001 / P132692

PARCEL NUMBER 3, OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER Skagit County Auditor's File Number 201505010101, consisting of those portions of Governments Lots 6 and 7, Section 25, Township 34 North, Range 3 East, W.M. lying Easterly of the Easterly right-of-way margin of Penn Road.

EXCEPT dike, ditch and road rights-of-way;

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing approximately 17.4 acres (based upon aerial photography)