

**When recorded return to:**

Tom Van Loben Sels  
Eden Holding LLC  
14869 Gibraltar Road  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1672

Apr 19 2021

Amount Paid \$32630.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047006

CHICAGO TITLE  
020047006

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Fidalgo Blue Moon LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Eden Holding LLC

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 5 - 12, Block: 20, 5 - 12, Block: 21, Lot(s): 5 - 12, Block: 27, Townsite of Gibraltar,  
tgw adj. tidelands

Tax Parcel Number(s): P73518 / 4109-020-012-0006, P20418 / 340217-0-040-0001, P20417 /  
340217-0-039-0004, P73536 / 4109-027-012-0001, P73520 /  
4109-021-012-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

# **STATUTORY WARRANTY DEED** (continued)

Dated: April 16, 2021

## **Marital**

The Arvid O. Mostad Trust UWD 10/25/2013

BY: Shirlee D. Christensen Mostad, Trustee  
Shirlee D. Christensen Mostad, Co-Trustee

BY: Matthew A. Mostad  
Matthew A. Mostad, Co-Trustee

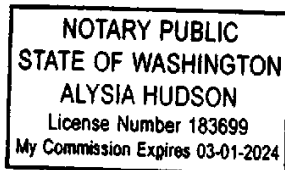
Shirlee D. Christensen Mostad  
Shirlee D. Christensen Mostad

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Matthew A. Mostad

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustee of Arvid O. Mostad Marital Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 16, 2021



Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03 01 2024

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty DeedState of Washington  
County of SkagitI certify that I know or have satisfactory evidence that Shirlee D. Christensen -  
Mostad

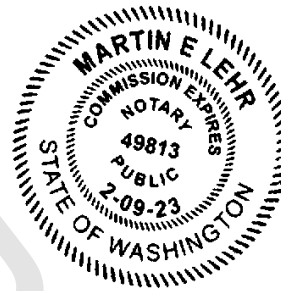
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustee of The Arvid O. Mostad Marital Trust UWD 10/25/2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/19/21

Martin E. Leher  
Name: Martin E. Leher  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty DeedState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Shirlee D. Christensen - Mostad  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: 4/19/21Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P73518 / 4109-020-012-0006, P20418 / 340217-0-040-0001, P20417 / 340217-0-039-0004, P73536 / 4109-027-012-0001 and P73520 / 4109-021-012-0004

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**PARCEL "A":**

Lots 5 to 12 inclusive, Block 20, EXCEPT those portions conveyed to Skagit County for road purposes by deeds recorded July 16, 1946 and October 8, 1946, under Auditor's File Nos. 394001, 394002 and 396827, respectively; also Lots 5 to 12 inclusive, Block 21, and also Lots 5 to 12, inclusive, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated Miller Street, and vacated Fidalgo Street which upon vacation attached to said premises by operation of law;

EXCEPT any portion of said premises lying below the meander line or the line of mean high tide (whichever is the farthest out);

ALSO EXCEPT that portion of the South ½ of vacated Wilkes Street appurtenant to Lot 12 of said Block 20 as conveyed to Sydney B. Mallet, et ux, by deed recorded as Auditor's File No. 200107110150.

Situated in Skagit County, Washington.

**PARCEL "B":**

That portion of the tidelands of the second class extending to the line of extreme low tide situate in front of, adjacent to or abutting upon that portion of the Government meander line in front of Lot 1, Section 20, Township 34 North, Range 2 East, W.M., described as follows:

"Tidelands of the second class extending to the line of extreme low tide situate in front of, adjacent to or abutting upon Lots 5 to 12, inclusive, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
2. Reservations contained in deed from the State of Washington recorded under Recording No. 91418 and Recording No. 125619, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.  
  
Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
  
Recording No: 200105080105
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
  
Recording No: 200310290075
  
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No: 200705170099

6. City, county or local improvement district assessments, if any.