

AFTER RECORDING MAIL TO:

Mr. Gregory M. Moga, III, Member
4915 25th Avenue NE Suite 204
Seattle, WA 98105

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-183911-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1761
Apr 23 2021
Amount Paid \$23145.00
Skagit County Treasurer
By Josie L Bear Deputy

Statutory Warranty Deed

THE GRANTOR HALLER FARMS EDISON, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MOGA PROPERTIES, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

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 Company's Preliminary Commitment No. 02-183911-OE.

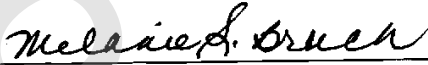
ALSO SUBJECT TO the provisions of RCW 84.34 Current Use Tax Classification for farm and agricultural disclosed by Notices recorded in Skagit County.

Abbreviated Legal:

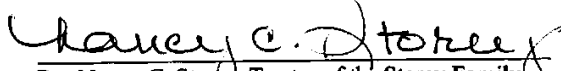
Lots 1 & 4, Short CaRD No. PL19-0292, AF #202006250109, (being ptn of Gov. Lots 1, 2, 3 & 4 in 4-35-3 E; & being also ptn of Gov. Lots 4 & 5, 33-36-3 E).

Tax Parcel Number(s): 360333-3-011-0003, P48537, 360333-3-011-0302, P107509, 350304-1-002-0100, P33786, 350304-2-003-0009, P33787, 350304-2-004-0008, P33788, 350304-2-004-0108, P135167, 350304-0-001-0101, P134521

Dated April 22, 2021

Haller Farms Edison LLC

By: Melanie S. Bruch, Trustee of the Melanie Bruch
Living Trust, its Member



By: Nancy C. Storey, Trustee of the Storey Family
Living Trust, its Member

By: Frederick E. Cummings, Trustee of the Frederick E.
and Carol N. Cummings Living Trust, its Member

By: Carol N. Cummings, Trustee of the Frederick E.
and Carol N. Cummings Living Trust, its Member

By: Kenneth J. Emanuels, Trustee of the Emanuels
Family Trust, its Member

By: Ann C. Emanuels, Trustee of the Emanuels
Family Trust, its Member

By: Christopher H. Sheafe, Trustee of the Sheafe
Living Trust, its Member



By: Martin N. Chamberlain, Jr., its Member

Haller Farms Edison LLC

By: Melanie S. Bruch, Trustee of the Melanie Bruch
Living Trust, its Member

Frederick E. Cummings
By: Frederick E. Cummings, Trustee of the Frederick
E. and Carol N. Cummings Living Trust, its Member

By: Kenneth J. Emanuels, Trustee of the Emanuels
Family Trust, its Member

By: Christopher H. Sheafe, Trustee of the Sheafe
Living Trust, its Member

By: Nancy C. Storey, Trustee of the Storey Family
Living Trust, its Member

Carol N. Cummings
By: Carol N. Cummings, Trustee of the Frederick E.
and Carol N. Cummings Living Trust, its Member

By: Ann C. Emanuels, Trustee of the Emanuels
Family Trust, its Member

By: Martin N. Chamberlain, Jr., its Member

Haller Farms Edison LLC

By: Melanie S. Bruch, Trustee of the Melanie Bruch
Living Trust, its Member

By: Nancy C. Storey, Trustee of the Storey Family
Living Trust, its Member

By: Frederick E. Cummings, Trustee of the Frederick E.
and Carol N. Cummings Living Trust, its Member

By: Carol N. Cummings, Trustee of the Frederick E.
and Carol N. Cummings Living Trust, its Member


By: Kenneth J. Emanuels, Trustee of the Emanuels
Family Trust, its Member


By: Ann C. Emanuels, Trustee of the Emanuels
Family Trust, its Member

By: Christopher H. Sheafe, Trustee of the Sheafe
Living Trust, its Member

By: Martin N. Chamberlain, Jr., its Member

Haller Farms Edison LLC

By: Melanie S. Bruch, Trustee of the Melanie Bruch
Living Trust, its Member

By: Nancy C. Storey, Trustee of the Storey Family
Living Trust, its Member

By: Frederick E. Cummings, Trustee of the Frederick
E. and Carol N. Cummings Living Trust, its Member

By: Carol N. Cummings, Trustee of the Frederick E.
and Carol N. Cummings Living Trust, its Member

By: Kenneth J. Emanuels, Trustee of the Emanuels
Family Trust, its Member

By: Ann C. Emanuels, Trustee of the Emanuels
Family Trust, its Member

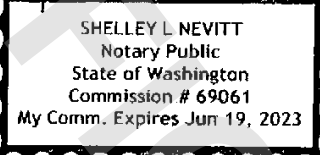
By: Christopher W. Sheafe, Trustee of the Sheafe
Living Trust, its Member

By: Martin N. Chamberlain, Jr., its Member

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Melanie S. Bruch is the person who appeared before me, and said person acknowledge she signed this instrument, on oath stated she is authorized to execute the instrument and acknowledge that as the Trustee of the Melanie Bruch Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 20, 2021

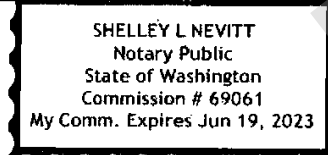


Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing Bow
My appointment expires: 6-19-2023

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy C. Storey is the person who appeared before me, and said person acknowledge she signed this instrument, on oath stated she is authorized to execute the instrument and acknowledge that as the Trustee of the Storey Family Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 20, 2021



Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing Bow
My appointment expires: 6-19-2023

STATE OF Washington
COUNTY OF Lewis } SS:

I certify that I know or have satisfactory evidence that Frederick E. Cummings and Carol N. Cummings are the persons who appeared before me, and said person acknowledge they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the Trustees of the Frederick E. Cummings and Carol N. Cummings Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing _____
My appointment expires: _____

STATE OF Washington }
 COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Melanie S. Bruch is the person who appeared before me, and said person acknowledge she signed this instrument, on oath stated she is authorized to execute the instrument and acknowledge that as the Trustee of the Melanie Bruch Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
 Residing _____
 My appointment expires: _____

STATE OF Washington }
 COUNTY OF Skaait } SS:

I certify that I know or have satisfactory evidence that Nancy C. Storey is the person who appeared before me, and said person acknowledge she signed this instrument, on oath stated she is authorized to execute the instrument and acknowledge that as the Trustee of the Storey Family Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

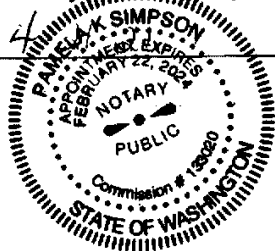
Dated: _____

Notary Public in and for the State of Washington
 Residing _____
 My appointment expires: _____

STATE OF Washington }
 COUNTY OF Lewis } SS:

I certify that I know or have satisfactory evidence that Frederick E. Cummings and Carol N. Cummings are the persons who appeared before me, and said person acknowledge they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the Trustees of the Frederick E. Cummings and Carol N. Cummings Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____



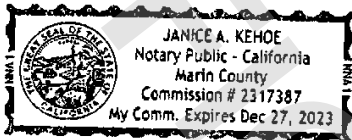
Pamela K Simpson

Notary Public in and for the State of Washington
 Residing Chenahis
 My appointment expires: 2.22.24

STATE OF California }
 COUNTY OF Marin } SS:

I certify that I know or have satisfactory evidence that Kenneth J. Emanuels and Ann C. Emanuels are the persons who appeared before me, and said person acknowledge they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the Trustees of the Emanuels Family Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-20-2021



Janice A. Kehoe
 Notary Public in and for the State of California

Residing Inverness Marin County
 My appointment expires: 12/27/2023

STATE OF Arizona }
 COUNTY OF Pima } SS:

I certify that I know or have satisfactory evidence that Christopher H. Sheafe is the person who appeared before me, and said person acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Trustee of the Sheafe Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Arizona

Residing _____

My appointment expires: _____

STATE OF California }
COUNTY OF Marin } SS:

I certify that I know or have satisfactory evidence that Kenneth J. Emanuels and Ann C. Emanuels are the persons who appeared before me, and said person acknowledge they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the Trustees of the Emanuels Family Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

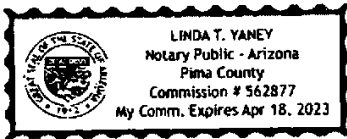
Notary Public in and for the State of California
Residing _____
My appointment expires: _____

STATE OF Arizona }
COUNTY OF Pima } SS:

I certify that I know or have satisfactory evidence that Christopher H. Sheafe is the person who appeared before me, and said person acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Trustee of the Sheafe Living Trust, a Member of Haller Farms Edison LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 21, 2021

Linda T. Yaney
Notary Public in and for the State of Arizona
Residing Tucson, Arizona
My appointment expires: 4-18-2023



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Martin N. Chamberlain, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: April 20, 2021

Shelley L. Nevitt

Notary Public in and for the State of Washington

Residing at Bou

My appointment expires: 6-19-2023

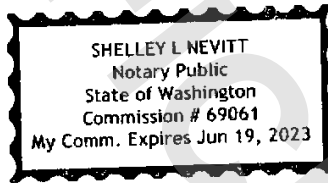


EXHIBIT A

Lots 1 and 4, Short CaRD No. PL19-0292, approved June 11, 2020, and recorded June 25, 2020 under Auditor's File No. 202006250109, being a portion of Government Lots 1, 2, 3 & 4 in Section 4, Township 35 North, Range 3 East, W.M., and being also a portion of Government Lots 4 & 5, Section 33, Township 36 North, Range 3 East W.M.

Situate in the County of Skagit, State of Washington.