04/23/2021 02:08 PM Pages: 1 of 11 Fees: \$113.50

Skagit County Auditor, WA

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			

Melanes bruch

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

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

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

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

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: 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: 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 Frust its Member

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

By: Christopher 11. Sheafe, Trustee of the Sheafe Living Trust, its Member

STATE OF Washington COUNTY OF King	} SS:
me, and said person acknowledge she signed	ce that Melanie S. Bruch is the person who appeared before it this instrument, on oath stated she is authorized to execute sustee of the Melanie Bruch Living Trust, a Member of voluntary act of such party for the uses and purposes mentioned
SHELLEY L NEVITT Notary Public State of Washington Commission # 69061 My Comm. Expires Jun 19, 2023	Notary Public in and for the State of Washington Residing My appointment expires: 10-19-202-3
STATE OF Washington	
COUNTY OF Skagit	
me, and said person acknowledge she signed	this instrument, on oath stated she is authorized to execute ustee of the Storey Family Living Trust, a Member of voluntary act of such party for the uses and purposes mentioned Notary Public in and for the State of Washington Residing My appointment expires: 6 19 2023
STATE OF Washington	} ss:
the persons who appeared before me, and s	that Frederick E. Cummings and Carol N. Cummings and person acknowledge they signed this instrument, on oath rument and acknowledge that as the Trustees of the Frederick Trust, a Member of Haller Farms Edison LLC to be the
	Notary Public in and for the State of Washington Residing
	My appointment expires:

STATE OF	Washington	}
COUNTY OF	King	}
me, and said pe	erson acknowledge she signed this and acknowledge that as the Trust Edison LLC to be the free and vol	hat Melanie S. Bruch is the person who appeared before is instrument, on oath stated she is authorized to execute ee of the Melanie Bruch Living Trust, a Member of luntary act of such party for the uses and purposes mentioned
Dated:		
		
		Notary Public in and for the State of Washington Residing
		My appointment expires:
STATE OF	Washington	}
COUNTY OF		
in this instrume	ent.	untary act of such party for the uses and purposes mentioned Notary Public in and for the State of Washington
		Residing
		My appointment expires:
STATE OF COUNTY OF		}} ss:
I certify that I l	know or have satisfactory evidence t	hat Frederick E. Cummings and Carol N. Cummings
are the person	ns who appeared before me, and said	person acknowledge they signed this instrument, on oath nent and acknowledge that as the Trustees of the Frederick
	2 Charal M. Communicate on I indust T	was a Mambar of Haller Karms Kalson L.1.4. To be the
free and volunt	ary act of such party for the uses and	d purposes mentioned in this instrument.
Dated:	SIMPSON III	Pamla K Singson
	OTARY	
	AM W	Notary Public in and for the State of Washington
	POUR BEET	Residing Chehalis My appointment expires: a a a a
14	Ommission Reliable	my appointment expires. Q 82 8
	WALE OF AMERICA	

STATE OF	California	}
COUNTY OF	· · · · · · · · · · · · · · · · · · ·	SS:
persons who ap they are author Trust, a Memb	peared before me, and said p	dence that Kenneth J. Emanuels and Ann C. Emanuels are the person acknowledge they signed this instrument, on oath stated ent and acknowledge that as the Trustees of the Emanuels Family on LLC to be the free and voluntary act of such party for the uses
Dated: 4-6	30-2021	Janice A. Keloc
	JANICE A. KEHOE Notary Public - California Marin County Commission # 2317387 by Comm. Expires Dec 27, 2023	Notary Public in and for the State of California Residing Tryerness Warin County My appointment expires: 12/27/2023
STATE OF COUNTY OF	Arizona Pima	
before me, and	said person acknowledge <u>he</u> trument and acknowledge that <u>Edison LLC</u> to be the free a	dence that <u>Christopher H. Sheafe</u> is the person who appeared signed this instrument, on oath stated <u>he</u> is authorized to t as the <u>Trustee of the Sheafe Living Trust</u> , a <u>Member</u> of and voluntary act of such party for the uses and purposes mentioned
Dated:		
		Notary Public in and for the State of Arizona Residing
		My appointment expires:

STATE OF COUNTY OF	California	} ss:
persons who ap <u>they are</u> autho Trust, a Meml	peared before me, and said pe	ence that Kenneth J. Emanuels and Ann C. Emanuels are the rson acknowledge they signed this instrument, on oath stated and acknowledge that as the Trustees of the Emanuels Family LLC to be the free and voluntary act of such party for the uses
Dated:		
		Notary Public in and for the State of California Residing
		My appointment expires:
STATE OF COUNTY OF	Arizona Pima	
before me, and	said person acknowledge <u>he</u> rument and acknowledge that Edison LLC to be the free ar	ence that <u>Christopher H. Sheafe</u> is the person who appeared signed this instrument, on oath stated <u>he</u> is authorized to as the <u>Trustee</u> of the <u>Sheafe Living Trust</u> , a <u>Member</u> of and voluntary act of such party for the uses and purposes mentioned
	1121,2021	- Genda J. Yarey
	LINDA T. YANEY Notary Public - Arizona Pima County Commission # 562877 My Comm. Expires Apr 18, 2023	Notary Public in and for the State of Arizona Residing TUCSON HY ZONA My appointment expires: 4-15-2023

STATE OF Washi		
COUNTY OF Skagit		SS:
person who appeared b	efore me, and said person	ce that Martin N. Chamberlain, Jr. is the n acknowledged that he signed this
instrument and acknow mentioned in this instru		ee and voluntary act for the uses and purposes
DATED:	oril 20,2021	Shelley Devill
	LEY L NEVITT otary Public	Notary Public in and for the State of Washington Residing at My appointment expires:
State Comm	of Washington hission # 69061 Expires Jun 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.