

When recorded return to:

Skagit Land Trust  
PO Box 1017  
Mount Vernon, WA 98273

GNW 20-8144

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles 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 Land Trust, a Washington non-profit 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:

Portion of GL 1 and the NE SE in Sec. 3, Twp. 34 N., R. 2 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): P19684

Dated: July 26, 2021

Charles Moon Credit Trust

By: Gary E. Moon TRUSTEE  
Gary E. Moon, Co-Successor Trustee of Charles E. Moon Credit Trust

By: Paul E. Moon Trustee  
Paul E. Moon, Co-Successor Trustee of Charles E. Moon Credit Trust

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3426

Jul 26 2021

Amount Paid \$1045.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8144-KH

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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 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: 26 day of July, 2021

Crystal Deighton  
Signature

Notary Assistant  
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: NHN South March's Point Rd, Anacortes, WA 98221  
Tax Parcel Number(s): P19684

**Property Description:**

That portion of the following described Tract "X" lying Southwesterly of the Southwesterly right-of-way margin of South March Point Road as the same is shown on that certain Record of Survey Map recorded as Skagit County Auditor's File No. 9704090078.

**Tract "X":**

That portion of Government Lot 1 and of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of said Section, which is 2,158.2 feet North of the Southeast corner of said Section; thence North 143.4 feet to the Westerly line of the East Kasch Road; thence North  $35^{\circ}22'$  West along the Westerly line of said road, 396.7 feet; thence North  $76^{\circ}07'$  West 482 feet; thence South 582.6 feet; thence East 697.6 feet to the point of beginning;

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded October 5, 1923, under Auditor's File No. 168350 and recorded in Volume 126 of Deeds, page 639, records of Skagit County, Washington,

ALSO EXCEPT that portion, if any, conveyed to Skagit County for road purposes by Deed recorded October 5, 1923 under Auditor's File No. 168344, in Volume 126 of Deeds, page 633, records of Skagit County, Washington;

ALSO EXCEPT that portion thereof, if any, lying within the right of way of the existing as-built County road (s) known as the Anacortes-Mt. Vernon Highway and/or as the South March's Point Road.

**EXHIBIT B**  
20-8144-KH

**1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a  
Washington Corporation  
Recorded: September 20, 1988  
Auditor's No. 8809200074  
Purpose: Electric transmission and/or  
distribution lines and related facilities

Area Affected: Two strips of land lying Northeasterly of  
the Anacortes- Mount Vernon Highway.

**2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY  
OTHER MATTERS AS**

**DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT  
PLAT/SURVEY:**

Name: Survey  
Recorded: April 9, 1997  
Auditor's No.: 9704090078  
Affects: South and West lines of the subject  
property

**3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR  
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE  
FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Survey  
Recorded: December 21, 2001  
Auditor's No.: 200112210136  
Affects: Property North of subject property

**4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR  
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE  
FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Survey  
Recorded: June 18, 2015  
Auditor's No.: 201506180032  
Affects: North line of subject property

Statutory Warranty Deed  
LPB 10-05

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