

When recorded return to:

Daniel Royal and Lindsey Lynnea Royal  
2920 309th Avenue Southeast  
Fall City, WA 98024

202683-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Happy Face Farms, Inc., a Washington corporation**

for and in consideration of FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars  
**(\$52,500.00)**

in hand paid, conveys, and warrants to **Daniel Royal and Lindsey Lynnea Royal, a married couple**  
the following described real estate, situated in the County Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

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

ptn GL 4, Sec. 5, T 35 N, Rg 9 E WM

Tax Parcel Number(s): 350925-0-016-0003/P44663

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4441

Sep 28 2021

Amount Paid \$845.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.  
202683-LT.

(attached to Statutory Warranty Deed)

Dated: September 22, 2021

Happy Face Farms, Inc., a Washington Corporation

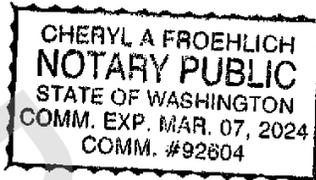
By: [Signature]  
Gary Lohman, Vice President

By: [Signature]  
Travis Lohman, President

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gary Lohman 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 Vice President of Happy Face Farms, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-24-21  
[Signature]  
Signature  
Notary  
Title

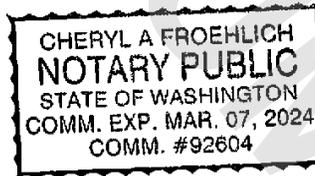


My appointment expires: 3-7-24

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Travis Lohman 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 President of Happy Face Farms, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-24-21  
[Signature]  
Signature  
Notary  
Title



My appointment expires: 3-7-24

**Exhibit A****PARCEL "A":**

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M. described as follows:

Commencing at a point on the West line of said Government Lot 4, which lies S 00°05'16" E, a distance of 900 feet from the Northwest corner thereof;  
thence N 89°54'44" E, a distance of 580.00 feet;  
thence S 00°05'16" E, a distance of 85.20 feet to the point of beginning of this description;  
thence S 89°33'52" W, a distance of 397.81 feet;  
thence S 11°40'42" W, a distance of 137.82 feet;  
thence S 81°01'43" E, a distance of 108.01 feet to a curve to the right having a radius of 250.00 feet;  
thence Easterly along said curve through a central angle of 14°32'23", and an arc distance of 63.44 feet to the Northwesterly right of way of Highway 20;  
thence Northeasterly along said Highway right of way, to a point on the East line of that certain tract conveyed to Donald L. Lallemand and Cecil J. Lallemand by deed recorded under Auditor's File No. 9303090066, records of Skagit County, Washington;  
thence N 00°05'16" E along the East line of said Lallemand parcel, and the Northerly projection thereof, a distance of 26.60 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A twenty (20) foot wide easement for ingress, egress and utilities, over, under and across a portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M., the South line of which is described as follows:

Commencing at a point on the West line of said Government Lot 4, which lies S 00°05'16" E, a distance of 900 feet from the Northwest corner thereof;  
thence N 89°54'44" E, a distance of 580.00 feet;  
thence S 00°05'16" E, a distance of 85.20 feet;  
thence S 89°33'52" W, a distance of 397.81 feet;  
thence S 11°40'42" W, a distance of 137.82 feet to the point of beginning of this South line description;  
thence S 81°01'43" E, a distance of 108.01 feet to a curve to the right having a radius of 250.00 feet;  
thence Easterly along said curve through a central angle of 14°32'23", and an arc distance of 63.44 feet to the right way of Highway 20 and the terminal point of this description.

Situate in the County of Skagit, State of Washington.