

When recorded return to:

Moga Properties LLC
4915 25th Avenue Northeast, Suite 204
Seattle, WA 98105

GNW 21-13058

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Land Trust., a Washington non-profit Corporation, P.O. Box 1017, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other 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 Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
PTN GL4 of 33/36/03 and of GL4 of 04/35/03

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): P48571/360333-3-036-0004 & P135473/350304-2-002-0100

Dated: JANUARY 18TH, 2022

Skagit Land Trust Inc., a Washington Corporation

By: Mark Hitchcock
Mark Hitchcock, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-176
Jan 18 2022
Amount Paid \$4021.00
Skagit County Treasurer
By Lena Thompson Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18th day of January, 2022 by Mark Hitchcock
of Skagit Land Trust. Jessica Lange as authorized agent

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2025



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5987 Farm to Market Road, Bow, WA 98232

Tax Parcel Number(s): P48571/360333-3-036-0004 & P135473/350304-2-002-0100

Property Description:

That portion of Government Lot 4 of Section 4, Township 35 North, Range 3 East, W.M. and of Government Lot 4 of Section 33, Township 36 North, Range 3 East, W.M. lying Easterly of the County Road along the West line thereof, described as follows:

Beginning at a point on the East line of the County Road along the West side of said Government Lot 4 of Section 33 North, Range 3 East, W.M. at the Southwest corner of that certain tract of land conveyed to N. Shumaker by deed recorded January 11, 1919 in Volume 111 of Deeds, Page 597 as Auditor's File No. 129953; thence South on the East line of the road 120 feet; thence East 360 feet; thence North 120 feet to the Southeast corner of said Shumaker tract; thence West 360 feet to the Point of Beginning.

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EXHIBIT B

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1. Easement, affecting a portion of subject property for the purpose of Water Lines including terms and provisions thereof granted to Blanchard-Edison Water Association recorded 01/20/1967 as Auditor's File No. 552787
 2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named CaRD Short Plat No.PL19-0292 recorded 06/5/2020 as Auditor's File No. 202006250109.
 3. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded 09/03/2014 as Auditor's File No. 201409030008 .
- Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
4. Lot certification, including the terms and conditions thereof, recorded 04/15/2021 as Auditor's File No. 202104150092. Reference to the record being made for full particulars. The company makes no determination as to its affects.

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