



**202205310091**

05/31/2022 12:36 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

After Recording Return To:

Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2242  
MAY 31 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By LT Deputy

**STATUTORY WARRANTY DEED**

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GRANTOR:	<b>GERALD N. MOE</b> , as Personal Representative of the Estate of <b>JANICE K. MOE, Deceased</b>
GRANTEE:	<b>GERALD N. MOE</b> , Trustee of the <b>MOE FAMILY</b> <b>TRUST u/w/d 11/11/2008</b>
Abbreviated Legal:	PTN SE ¼ SE ¼ SEC 23, TWP 34 N, R 3 E W.M.
Additional Legal on Page:	Exhibit "A"
Assessor's Tax Parcel Nos:	340323-4-007-0100 (P114129) 340323-4-006-0006 (P22509)

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THE GRANTOR, **GERALD N. MOE**, in his capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of JANICE K. MOE, Deceased**, under Skagit County Superior Court Cause No. 20-4-00177-29, in distribution of said estate, hereby conveys and warrants to **GERALD N. MOE**, Trustee of the **MOE FAMILY TRUST u/w/d November 11, 2008**, as GRANTEE, and undivided ½ interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

**Statutory Warranty Deed**

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: May 18, 2022.

Estate of JANICE K. MOE, Deceased

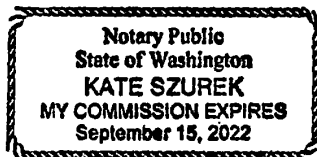
Gerald N. Moe  
GERALD N. MOE

By Gerald N. Moe  
GERALD N. MOE  
Personal Representative

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **GERALD N. MOE** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of JANICE K. MOE, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18<sup>th</sup> day of May, 2022.



Kate Szurek

Printed Name KATE SZUREK  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 9/15/2022

Statutory Warranty Deed

**EXHIBIT "A"**  
**SPECIAL WARRANTY DEED**

Legal Description:

The Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated March 29, 1927, and recorded April 26, 1927, under Auditor's File No. 203214.

AND EXCEPT ditch rights-of-way.

AND EXCEPT those portions of said premises described as follows:

1. Beginning at a point on the East line of the Kamb Road along the West line of said subdivision 176.5 feet North of the South line of said subdivision;  
thence North 165 feet;  
thence East 264 feet;  
thence South 165 feet;  
thence West 264 feet to the point of beginning.
2. Beginning at a point on the East line of the Kamb Road running along the West line of said subdivision that is 341.5 feet North of the South line thereof;  
thence East 114 feet;  
thence North 29.5 feet;  
thence West 114 feet;  
thence South 29.5 feet to the point of beginning.
3. Beginning at a point on the East line of the Kamb Road along the West line of said subdivision that is 341.5 feet North of the South line of said subdivision;  
thence East 264 feet to the true point of beginning;  
thence East 40.5 feet;  
thence South 285 feet;  
thence West 304.5 feet to the East line of the Kamb Road;  
thence North 120 feet;  
thence East 264 feet;  
thence North 165 feet to the true point of beginning.
4. The South 135 feet of the North 801 feet of the West 330 feet of that portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 23, lying Easterly of the County road.

Exhibit "A"  
Statutory Warranty Deed

5. Beginning at a point on the East line of the Kamb Road running along the West line of said subdivision which is 801 feet South of the North line thereof, said point also being the Southwest corner of a tract of land conveyed to W. Allen Evans, et ux, by Deed recorded March 12, 1971, under Auditor's File No. 749693;

thence East, along the South line of said Evans tract, a distance of 330 feet;

thence Southwesterly a distance of 175.85 feet, more or less, to the Northeast corner of Tract No. 2 in that certain Statutory Warranty Deed in favor of Elvin W. Haley, et ux, recorded March 13, 1962, under Auditor's File No. 619030;

thence West, along the North line of said Haley tract and the North line of another tract conveyed to Haley by deed recorded September 12, 1957, under Auditor's File No. 556009, a distance of 190.5 feet, more or less, to the Southeast corner of Tract 1 of said Haley Tract under Auditor's File No. 619030; thence North, along the East line of said Tract 1 a distance of 29.5 feet to the Northeast corner thereof;

thence West, along the North line of said Tract 1 a distance of 114 feet to the East line of the Kamb Road;

thence North, along the East line of the Kamb Road, a distance of 144.5 feet, more or less, to the point of beginning.

6. Beginning at the Southwest corner of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North  $0^{\circ}21'38''$  West 56.49 feet along the West line of said subdivision to the South line of that certain parcel described in Statutory Warranty Deed to Elvin W. Haley and Lois P. Haley, husband and wife, and recorded under Skagit County Auditor's File No. 619030;

thence North  $89^{\circ}53'53''$  East (called East in previous descriptions) 300.59 feet along the South line of said Haley parcel, parallel with the North line of said subdivision, to the Southeast corner of said Haley parcel;

thence North  $0^{\circ}55'11''$  East (called North in previous descriptions) 154.00 feet along the East line of said Haley parcel, parallel with the Kamb Road right of way as described in Deed to Skagit County recorded under Auditor's File No. 203214;

thence North  $89^{\circ}53'53''$  East 208.00 feet;

thence South  $0^{\circ}55'11''$  West 209.87 feet to the South line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  at a point bearing North  $89^{\circ}49'40''$  East of the point of beginning;

thence South  $89^{\circ}49'40''$  West 507.34 feet along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.

20-4-00177-29  
LTRTS 5  
Letters Testamentary  
8162976



**SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**

**FILED**  
Skagit County Clerk  
Skagit County, WA  
05/08/2020

<b>Estate of JANICE K MOE:</b>	No. 20-4-00177-29
	<b>LETTERS TESTAMENTARY</b>

**I. BASIS**

- 1.1 The last will of JANICE K MOE late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 08, 2020.
- 1.2 In that will GERALD N MOE is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT GERALD N MOE is authorized by this court to execute the will of the above decedent according to law.

DATED 05/08/2020.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on May 08, 2020.

I further certify that these letters are now in full force and effect.

DATED: 5.20.22

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk  
**KASCHE BROWN**

