

202109150030

09/15/2021 09:20 AM Pages: 1 of 4 Fees: \$206.50



202206220034

06/22/2022 11:48 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

When recorded return to:

Daniel Arthur Royal and Lindsey Lynnea Royal  
2920 309th Ave SE  
Fall City, WA 98024

201599-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2567  
JUN 22 2022

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

**STATUTORY WARRANTY DEED**

*Re-Record to correct legal description.*

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

for and in consideration of EIGHTY FIVE THOUSAND AND 00/100 Dollars (\$85,000.00)

in hand paid, conveys, and warrants to Daniel Arthur 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. Gov. Lot 4, Sec 25-35N-R9 E W.M.

Tax Parcel Number(s): 350925-0-012-0106/P44659

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4252

Sep 15 2021

Amount Paid \$1365.00  
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. 201599-LT.

(attached to Statutory Warranty Deed)

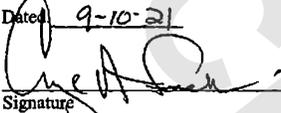
Dated: September 9, 2021

Happy Face Farms Inc., a Washington Corporation

By:   
Gary Lohman, Vice President

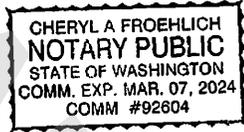
STATE OF WASHINGTON  
COUNTY OF SKAGIT

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: 9-10-21  
  
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:

Beginning 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 continuing S 00°05'16" E, a distance of 270.00 feet to the Northwest corner of that certain tract conveyed to Alvin E. Williams by deed recorded under Auditor's File No. 454190, records of Skagit County, Washington;  
thence N 89°54'44" E along the North line of said Williams tract, a distance of 275.00 feet to the Northeast corner thereof;  
thence S 00°05'16" E along the East line of said Williams tract, a distance of 21.74 feet to the right of way of Highway 20 as conveyed by deed recorded under Auditor's File No. 498238, records of Skagit County, Washington;  
thence Northeasterly along said North line of said highway right of way, to a point on the West line of that certain tract conveyed to Tony Naser by deed recorded under Auditor's File No. 245329, in Volume 158 of Deeds at page 250, records of Skagit County, Washington;  
thence N 00°05'16" W along the East line of said Naser tract, a distance of 105.31 feet to the Northwest corner thereof;  
thence N 89°54'44" E along the North line of said Naser tract, a distance of 183.00 feet to the Northeast corner thereof;  
thence N 00°05'16" W, a distance of 100.00 feet;  
thence S 89°54'44" W, a distance of 580.00 feet to the Point of Beginning.

EXCEPT 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" W, 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 Northwestern right of way of Highway 20;  
thence Northeasterly along said highway right of way, to a point on the West 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" W along the West line of said Lallemand tract, a distance of 105.31 feet to the Northwest corner thereof;~~  
~~thence N 89°54'44" E along the North line of said Lallemand tract, a distance of 183.00 feet to the Northeast corner thereof;~~  
~~thence N 00°05'16" W, a distance of 14.80 feet to the Point of Beginning.~~

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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.

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 of way of Highway 20 and the terminal point of this description.

Situate in the County of Skagit, State of Washington.

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STATE OF WASHINGTON }  
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 16th day of June, 2022.

*Zandra Perkins*  
Auditor

*Wendy Bernal*  
Deputy Auditor

