

When recorded return to:

Moser Land Company, LLC
4730 University Way NE
Seattle, WA 98105

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tami Kay Randall and Jason Shoemaker, a married couple

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Moser Land Company, LLC, A Washington limited liability
company
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 17, "CASCADE RIVER PARK NO. 3," as per plat recorded in Volume 9 of Plats, pages 22 through 24,
inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal:

Subject to Exhibit "A" attached hereto and made a part hereof

Tax Parcel Number(s): P63890 3873-000-017-0009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222826

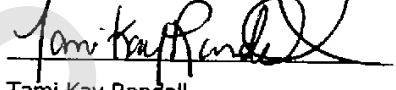
Jul 08 2022

Amount Paid \$336.01

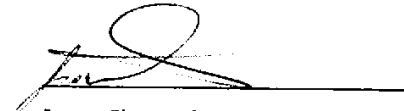
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05

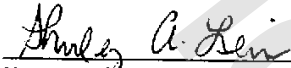
Dated: June 27, 2022



Tami Kay Randall


Jason Shoemaker

State of Louisiana

County of Caddo ParishThis record was acknowledged before me on 6/29/22 by Tami Kay Randall and Jason Shoemaker.

Notary Public

My commission expires: At Death

SHIRLEY ANN LEWIS
NOTARY PUBLIC # 50204
MY COMMISSION IS FOR LIFE
CADDO PARISH, LA

Exhibit "A"

SPECIAL EXCEPTIONS

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS, AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Cascade River Park No. 3

Recorded: June 14, 1966

Auditor's No.: 684135 (Vol. 9 of Plats, pages 22-24)

2. DEDICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 30, 1979, August 12, 1981 and May 24, 1983

Auditor's Nos.: 7905300013, 8108120027 and 8305240010

3. UNRECORDED RIGHT OF WAY AGREEMENT, DISCLOSED BY INSTRUMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Bradsbury Timber Co., a corporation

And: Bellingham Plywood Corporation

Dated: July 15, 1948

Recorded: September 15, 1952

Auditor's No.: 479844

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington

Purpose: Road purposes

Area Affected: Portion of subject premises and other lands

Dated: December 3, 1964

Recorded: January 13, 1965

Auditor's No.: 680830

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Georgia-Pacific Corp., a Georgia corporation

Purpose: Road purposes

Area Affected: Portion of subject premises and other lands

Dated: December 16, 1964

Recorded: January 14, 1965

Auditor's No.: 660901