

When recorded return to:

Happy Face Farms, Inc.
8795 District Line Road
Burlington, WA 98233

207795-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Julie M. Clements, as sole living heir of Verl Jarmin, deceased**

for and in consideration of ONE HUNDRED FIVE THOUSAND AND 00/100 Dollars (\$105,000.00)

in hand paid, conveys, and warrants to **Happy Face Farms, Inc., a Washington corporation**

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, 25-35-9 E W.M.

Tax Parcel Number(s): 350925-0-013-0006/P44660

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. 207795-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235244

Jan 20 2023

Amount Paid \$1685.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: January 17, 2023

Estate of Verl Jarmin

By: Julie M Clements

Julie M. Clements, Sole Heir

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19th day of January, 2023 by Julie M. Clements
as sole living heir for the estate of Verl Jarmin, deceased.

[Signature]

Signature

Notary

Title

My commission expires: Aug. 10, 2025

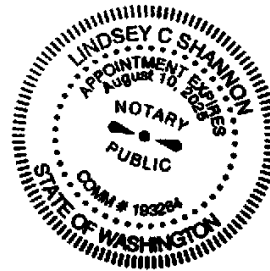


Exhibit A

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

Beginning at a point 1,320 feet South of the West ¼ corner of said Section;
thence East 150 feet;
thence South 140 feet to the true point of beginning of this description;
thence South 60 feet;
thence Northeasterly 85 feet, more or less, to the Westerly line of that certain 15 foot strip of land granted for road purposes to Alvin E. Williams, a bachelor, by Ray Jarmin and Dorothy Jarmin, husband and wife, by instrument dated December 4, 1950, and recorded December 5, 1950, under Auditor's File No. 454190, records of Skagit County, to a point then that is 160 feet South of the South line of that certain tract conveyed by Ray Jarmin and Dorothy Jarmin, husband and wife, to Alvin E. Williams, a bachelor, by deed dated December 4, 1950 and recorded December 5, 1950, under Auditor's File No. 454190;
thence North along said road right of way 60 feet;
thence Southwesterly 85 feet, more or less, to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of existing road rights of way.

TOGETHER WITH a right of way 15 feet wide for the purpose of ingress and egress along the East line of the above-described premises to connect with State Highway 17-A, the centerline of said right of way being more particularly described as follows:

Beginning at a point on the North line of said State Highway 7.5 feet East of the Southeast corner of that certain tract conveyed to George C. Morehouse by deed recorded September 7, 1938, in Volume 175 of Deeds, page 325, under Auditor's File No. 305535, records of said County;
thence Northerly in a straight line to a point that is 7.5 feet East of the Northeast corner of the above described tract hereby being conveyed.

Situate in the County of Skagit, State of Washington.