

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20235836
Date 03/16/2023

Reference Number: 202303020055 (Re-record to correct Grantee)

Document Title: Statutory Warranty Deed

Grantor(s): **MOE BROTHERS, LLC,**
a Washington limited liability company

Grantee (s): **GERALD N. MOE,**
a single man,
As to an undivided 77.60% interest as tenant in common; and

GERALD N. MOE, as Trustee of the
MOE FAMILY TRUST u/w/d 11/11/2008,
As to an undivided 22.40% interest as tenant in common

Abbreviated Legal: Ptn NW ¼ SW ¼, Section 25, Township 34
North, Range 3 East, W.M.

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel No.: 340325-3-001-0001 / P22743
340325-3-002-0000 / P22744
340325-3-003-0108 / P227460

RECORDING COVER SHEET

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20235836
Date 03/16/2023

STATUTORY WARRANTY DEED

(Re-record Skagit Co. AFN 202303020055 to correct Grantee)

GRANTOR: **MOE BROTHERS, LLC,**
a Washington limited liability company

GRANTEE: **GERALD N. MOE,**
a single man,
As to an undivided 77.60% interest as tenant in common; and
GERALD N. MOE,
as Trustee of the MOE FAMILY TRUST u/w/d 11/11/2008,
As to an undivided 22.40% interest as tenant in common

Legal Description:
Abbreviated Form: Ptn NW ¼ SW ¼, Section 25, Township 34 North, Range 3
East, W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: 340325-3-001-0001 / P22743
340325-3-002-0000 / P22744
340325-3-003-0108 / P22746

THE UNDERSIGNED GRANTOR, **MOE BROTHERS, LLC**, a Washington limited liability company, for and in consideration of the liquidation of an entity that does not involve the recognition of gain or loss, conveys and warrants to **GERALD N. MOE**, a single man, as to an undivided 77.60% interest as tenant in common, and to **GERALD N. MOE**, as Trustee of the **MOE FAMILY TRUST u/w/d 11/11/2008**, as to an undivided 22.40% interest as tenant in common, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, to-wit:

See attached Exhibit "A"

STATUTORY WARRANTY DEED - 1

202303020055

03/02/2023 03:59 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Gudman
Affidavit No. 20235667
Date 03/02/2023

STATUTORY WARRANTY DEED

GRANTOR: MOE BROTHERS, LLC, a Washington limited liability company

GRANTEE: GERALD N. MOE, a single man

Legal Description:
Abbreviated Form: Ptn NW ¼ SW ¼, Section 25, Township 34 North, Range 3 East, W.M.

Additional on Pages: Exhibit "A"

Assessor's Tax Parcel No: 340325-3-001-0001 / P22743
340325-3-002-0000 / P22744
340325-3-003-0108 / P22746

THE UNDERSIGNED GRANTOR, MOE BROTHERS, LLC, a Washington limited liability company, for and in consideration of the liquidation of an entity that does not involve the recognition of gain or loss, conveys and warrants to GERALD N. MOE, a single man, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, to-wit:

See attached Exhibit "A"

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STATUTORY WARRANTY DEED - 1

DATED this 2nd day of February, 2023.

MOE BROTHERS, LLC

Donald I. Moe
By: DONALD I. MOE
Its: Manager

Gerald N. Moe
By: GERALD N. MOE
Its: Manager

Acknowledgements follow

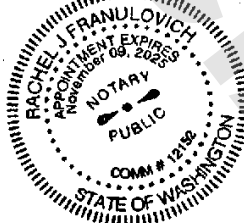
STATUTORY WARRANTY DEED - 2

202303020055
03/02/2023 03:59 PM Page 3 of 4

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that DONALD I. MOE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANAGER of MOE BROTHERS, LLC, a Washington limited liability company 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 27th day of February, 2023.

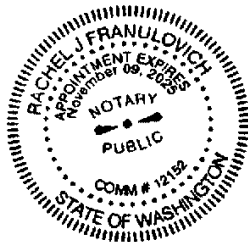


Rachel J. Franulovich
Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025

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 signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANAGER of MOE BROTHERS, LLC, a Washington limited liability company 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 27th day of February, 2023.



Rachel J. Franulovich
Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025

Exhibit "A"
Legal Description

340325-3-001-0001 (P22743):

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., EXCEPT the West 330 feet thereof; AND ALSO EXCEPT the South 742.5 feet thereof (45 rods); AND ALSO EXCEPT the as built and existing Jungquist County road running along the North line thereof; AND ALSO EXCEPT the North 252 feet of the West 359 feet of the remainder; AND ALSO EXCEPT Drainage District No. 15 ditch right-of-way as conveyed by document recorded under Auditor's File No. 345780, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

340325-3-002-0000 (P22744):

The South 45 rods (742.5 feet) of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., EXCEPT the West 20 rods (330 feet) thereof; AND ALSO EXCEPT Drainage District No. 15 ditch right-of-way as conveyed by document recorded under Auditor's File No. 345780 in Volume 185 of deeds, page 116, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

340325-3-003-0108 (P22746):

The South 792 feet of the West 20 rods (330 feet) of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., EXCEPT the South 10 feet thereof.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.