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06/29/2023 01:53 PM Pages: 1 of 9 Fees: \$211.50
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

2023 7085
JUN 29 2023

Amount Paid \$ 16,559.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

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

GRANTEE: CHARIS HOLDINGS LLC,
a Washington limited liability company

Legal Description: Exhibit "A"

Abbreviated Form: Ptn Government Lots 6 and 7, Section 25, Township 34 North,
Range 3 East, W.M.

Assessor's Tax Parcel No.: 340325-0-016-0109 / P22683
340325-0-07-1009 / P132689
340325-0-015-0101 / P136812

THE GRANTOR, **MOE BROTHERS, LLC**, a Washington limited liability company, for and in consideration of Ten and No/100s Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to the GRANTEE, **CHARIS HOLDINGS LLC**, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

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

Situated in Skagit County, Washington.

DATED: June 19, 2023

MOE BROTHERS, LLC,
a Washington limited liability company



By: Donald I. Moe
Its: Manager/Member



By: Gerald N. Moe
Its: Manager/Member

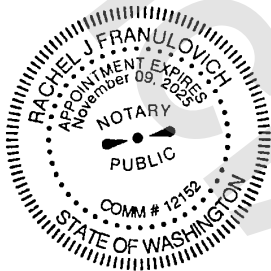


By: Gerald N. Moe, as Trustee of the Moe
Family Trust u/w/d 11/11/2008
Its: Member

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

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 was authorized to execute the instrument and acknowledged it as the Manager/Member 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 19th day of June, 2023.



[Handwritten Signature]

(Signature of Notary)

Rachel Franulovich

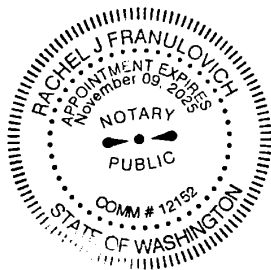
(Legibly Print or Type Name of Notary)

My appointment expires: 11-09-2025

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

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 the instrument and acknowledged it as the Manager/Member 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 20th day of June, 2023.



[Handwritten Signature]

(Signature of Notary)

Rachel Franulovich

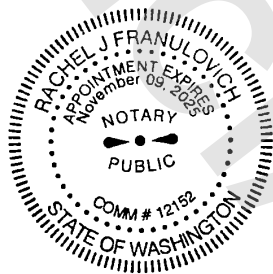
(Legibly Print or Type Name of Notary)

My appointment expires: 11-09-2025

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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 the instrument and acknowledged it as the Trustee of the **MOE FAMILY TRUST u/w/d 11/11/2008**, Member 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 20th day of June, 2023.



(Signature of Notary)

Rachel Franulovich

(Legibly Print or Type Name of Notary)

My appointment expires: 11-09-2025

Exhibit "A"
Legal Description

Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Government Lot 6 being more particular described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 25, Township 34 North, Range 3 East, W.M.;
thence South 89°48'21" East along the North line of said Southwest 1/4 for a distance of 1,330.62 feet, more or less, to the Northwest corner of said Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.;
thence South 0°48'58" West along the West line of said Government Lot 6 for a distance of 25.01 feet, more or less, to the Southerly right-of-way margin of Jungquist Road;
thence South 89°48'21" East along said Southerly right-of-way margin for a distance of 1,190.58 feet, to the TRUE POINT OF BEGINNING;
thence continue South 89°48'21" East along said Southerly right-of-way margin for a distance of 140.29 feet to an angle point on said Southerly margin;
thence South 89°45'00" East along said Southerly margin, parallel with the North line of said Government Lot 6 for a distance of 97.98 feet, more or less, to a point on a non-tangent curve on the Westerly right-of-way margin of Penn Road;
thence along the arc of said curve to the right, concave to the Northwest, on said Westerly margin, having an initial tangent bearing of South 8°04'43" West, a radius of 556.45 feet, through a central angle of 12°21'41", an arc distance of 120.05 feet, to a point of tangency;
thence continue along said Westerly margin South 20°26'25" West a distance of 105.82 feet;
thence leaving said road margin North 76°14'55" West for a distance of 200.30 feet, or less, to a point bearing South 7°41'13" West from the TRUE POINT OF BEGINNING;
thence North 7°41'13" East for a distance of 170.10 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT Irving Moe Short Plat No. 25-81 approved April 21, 1981 and recorded April 22, 1981 under Skagit County Auditor's File No. 8104220036, being more particularly described as follows:

BEGINNING at a point on the West line of Penn County Road, which is 16 rods North of the South line of said Government Lot 6;
thence West 166.50 feet;
thence South 200 feet;
thence East to the West line of aforesaid Penn County Road;

EXHIBIT "A"

thence North along said West line to the POINT OF BEGINNING, Section 25, Township 34 North, Range 3 East, W.M.

AND EXCEPT that portion of said Government Lot 6 described as follows:

BEGINNING at the Southwest corner of that certain parcel conveyed to Donald I. Moe and Erin L. Moe, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 8105050012, also being the Southwest corner of that certain tract shown on Skagit County Short Plat No. 25-81, approved April 21, 1981 and recorded April 22, 1981 under Skagit County Auditor's File No. 8104220036, being within a portion of Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.;

thence South $8^{\circ}29'22''$ East for a distance of 41.00 feet;

thence South $70^{\circ}26'20''$ East for a distance of 17.00 feet;

thence South $89^{\circ}52'56''$ East parallel with the South line of said Short Plat No. 25-81 tract for a distance of 125.00 feet;

thence North $73^{\circ}21'27''$ East for a distance of 21.00 feet;

thence North $45^{\circ}59'01''$ East for a distance of 16.00 feet, more or less, to the Westerly right-of-way margin of Penn Road;

thence North $0^{\circ}16'45''$ East along said Westerly right-of-way margin for a distance of 29.00 feet, more or less, to a point bearing South $89^{\circ}52'56''$ East from the POINT OF BEGINNING;

thence North $89^{\circ}52'56''$ West, parallel with the South line of said Government Lot 6, for a distance of 13.50 feet, more or less, to the Southeast corner of said Short Plat No. 25-81 tract;

thence continue North $89^{\circ}52'56''$ West along said South line for a distance of 165.34 feet, more or less, to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of said Government Lot 6 lying Easterly of the Easterly right-of-way margin of Penn Road.

AND ALSO EXCEPT that portion of Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of said Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M. at a point bearing South $89^{\circ}48'21''$ East a distance of 1,330.62 feet from the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 25;

thence South $0^{\circ}48'58''$ West along the West line of said Government Lot 6 for a distance of 25.00 feet, more or less, to the Southerly right-of-way margin of Jungquist Road and being the TRUE POINT OF BEGINNING;

thence South $89^{\circ}48'21''$ East along said Southerly right-of-way margin of Jungquist Road for a distance of 1,190.58 feet, more or less, to the Northwesterly corner of that certain parcel conveyed to Jerald S. Gard and Jennifer S. Gard,

EXHIBIT "A"

husband and wife, by Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200904270169;
thence along the Westerly and Southwesterly lines of said Gard parcel South $7^{\circ}41'13''$ West for a distance of 170.10 feet;
thence South $76^{\circ}14'55''$ East for a distance of 200.30 feet, more or less, to the Southeasterly corner of said Gard parcel, being a point on the Westerly right-of-way margin of Penn Road;
thence along said Westerly margin of Penn Road South $20^{\circ}26'25''$ West for a distance of 44.90 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Southeast having a radius of 1,449.26 feet, through a central angle of $11^{\circ}03'20''$, an arc distance of 279.64 feet to a point of tangency;
thence South $9^{\circ}23'05''$ West for a distance of 351.48 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Southeast, having a radius of 1,289.70 feet, through a central angle of $7^{\circ}21'02''$, an arc distance of 165.46 feet, more or less, to a point on the North line of the South 16 rods (264.00 feet) (as measured perpendicular to the South line) of said Government Lot 6;
thence North $89^{\circ}52'56''$ West along said North line for a distance of 182.84 feet, more or less, to a point on the East line of the West 1,033.00 feet (as measured perpendicular to the West line) of said Government Lot 6;
thence North $0^{\circ}48'58''$ East along said East line for a distance of 247.58 feet, more or less, to the South line of the North 817.00 feet (as measured perpendicular to the North line) of said Government Lot 6;
thence North $89^{\circ}48'21''$ West along said South line for a distance of 1,033.06 feet, more or less, to the West line of said Government Lot 6 at a point bearing South $0^{\circ}48'58''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}48'58''$ East along said West line for a distance of 792.05 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 25, Township 34 North, Range 3 East, W.M.;
thence South $89^{\circ}48'21''$ East along the North line of the Southwest 1/4 of said Section 25 for a distance of 1,330.62 feet to the Northwest corner of said Government Lot 6;
thence South $0^{\circ}48'58''$ East along the West line of said Government Lot 6 for a distance of 1,056.06 feet, more or less, to the South line of the North 1,056.00 feet (as measured perpendicular to the North line) of said Government Lot 6 and being the TRUE POINT OF BEGINNING;
thence South $89^{\circ}48'21''$ East along said South line for a distance of 1,216.10 feet, more or less, to a point on a non-tangent curve on the Westerly right-of-way margin of Penn Road;

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thence along arc of said curve to the left, concave to the East, from which the center bears South $87^{\circ}35'45''$ East, a radius of 1,289.70 feet, through a central angle of $0^{\circ}22'12''$, an arc distance of 8.33 feet, more or less, to the North line of the South 264.00 feet (16 rods) as measured perpendicular to the South line of said Government Lot 6;
thence North $89^{\circ}52'56''$ West along said North line for a distance of 180.01 feet, more or less, to the Northwest corner of the lot created for Skagit County Short Plat No. 25-81 (Revised April 15, 1981) and recorded under Skagit County Auditor's File No. 8104220036;
thence continue North $89^{\circ}52'56''$ West along said North line for a distance of 1,035.91 feet, more or less, to the West line of said Government Lot 6 at a point bearing South $0^{\circ}48'58''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}48'58''$ East along said West line for a distance of 9.95 feet, more or less to the TRUE POINT OF BEGINNING;

AND TOGETHER WITH Government Lot 7, Section 25, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Government Lot 7 described as follows:

BEGINNING at the intersection of the Westerly right-of-way line of county road which runs North and South along dike of Diking Improvement District No. 1 and the Northerly line of a second county road running East and West along the South line of said Section 25, said point of intersection being 20 feet North of said Section line;
thence West along the Northerly line of county road 208 feet;
thence North at right angles 208 feet;
thence East parallel with the South line of said Section to Westerly line of first mentioned county road;
thence Southerly along said Westerly line to the POINT OF BEGINNING.

AND EXCEPT that portion of said Government Lot 7 described as follows:

Commencing at the South 1/4 corner of said Section 25, Township 34 North, Range 3 East, W.M. from which the Southwest corner of Section 25 bears North $89^{\circ}57'31''$ West a distance of 2,660.47 feet;
thence from said South 1/4 corner North $0^{\circ}05'24''$ West for a distance of 20.00 feet to an angle point in the Northerly right-of-way margin of Calhoun Road and being the TRUE POINT OF BEGINNING;
thence North $89^{\circ}46'44''$ East along said Northerly right-of-way margin for a distance of 224.32 feet, more or less, to the Southwest corner of that certain parcel conveyed to Deana R. Strom, a married woman, as her separate property by Statutory Warranty deed recorded under Auditor's File No. 200706280155;

EXHIBIT "A"

thence North 0°13'16" West along the West line of said Strom parcel for a distance of 208.00 feet, to the Northwest corner thereof;
thence North 89°46'44" East along the North line of said Strom parcel for a distance of 88.74 feet, more or less, to the Westerly right-of-way margin of Penn Road as shown on that certain Skagit County Public Works Department map titled Penn Road dated January 22, 1975;
thence North 32°13'15" West along said Westerly right-of-way margin for a distance of 125.31 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a radius of 1,448.89 feet, through a central angle of 10°56'40" an arc distance of 276.76 feet to a point of tangency;
thence North 21°16'35" West for a distance of 94.07 feet;
thence leaving said Westerly right-of-way margin, South 73°46'21" West for a distance of 246.28 feet;
thence South 0°13'16" East for a distance of 580.73 feet, more or less, to the Northerly right-of-way margin of Calhoun Road at a point bearing North 89°57'31" West from the TRUE POINT OF BEGINNING;
thence South 89°57'31" East along said Northerly right-of-way margin for a distance of 147.30 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion of said Government Lot 7 lying Easterly of the Easterly right-of-way margin of Penn Road.

AND ALSO EXCEPT FROM ALL OF THE ABOVE dike, ditch and road rights-of-way.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 2,154,958 sq ft, 49.47 acres

EXHIBIT "A"