

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Gerald N. Moe
17106 Jungquist Rd.
Mount Vernon, WA 98273

ASSIGNMENT OF MORTGAGE

Reference No.: 202306290188 (Mortgage)

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

GRANTEE: **GERALD N. MOE,**
a single man

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

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

Assessor's Tax Parcel Nos: P22683 / 340325-0-016-0109
P132689 / 340325-0-017-1009
P136812 / 340325-0-015-0101

FOR VALUE RECEIVED, the undersigned beneficiary, **MOE BROTHERS, LLC**, a Washington limited liability company, as Assignor, hereby assigns and transfers to **GERALD N. MOE**, a single man, as Assignee, all beneficial interest under that certain Mortgage executed by **CHARIS HOLDINGS LLC**, a Washington limited liability company, as Mortgagor, to **LAND TITLE COMPANY OF SKAGIT COUNTY**, a corporation, as Trustee, recorded June 29, 2023, under Auditor's File Number 202306290188, records of Skagit County, Washington, describing land therein as:

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

ASSIGNMENT OF MORTGAGE - 1

This Assignment of Mortgage includes all interest in the Note or Notes therein described or referred to, together with any and all modifications and amendments thereto, all interest on the money due and to become due thereon, and all rights accrued or to accrue or secured under such Mortgage. In the event of any conflict or inconsistency between this assignment and the "Assignment of Promissory Note and Mortgage" the terms of the latter shall prevail.

DATED: June 30, 2023.

ASSIGNOR:

MOE BROTHERS, LLC,
a Washington limited liability company

Donald I. Moe

By: Donald I. Moe

Its: Manager/Member

Gerald N. Moe

By: Gerald N. Moe

Its: Manager/Member

Gerald N. Moe

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

Its: Manager

ASSIGNEE:

Gerald N. Moe

GERALD N. MOE, individually

(acknowledgments follow)

_____, 2023.

Rachel Franulovich
(Signature of Notary)

Rachel Franulovich
(Legibly Print or Type Name of Notary)

My appointment expires: 11-30-2025

_____, 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;

EXHIBIT "A"

thence East to the West line of aforesaid Penn County Road;
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

EXHIBIT "A"

Jennifer S. Gard, 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°41'13" West for a distance of 170.10 feet; thence South 76°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°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°03'20", an arc distance of 279.64 feet to a point of tangency; thence South 9°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°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°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°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°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°48'58" West from the TRUE POINT OF BEGINNING; thence North 0°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°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°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;

EXHIBIT "A"

thence South 89°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;
thence along arc of said curve to the left, concave to the East, from which the center bears South 87°35'45" East, a radius of 1,289.70 feet, through a central angle of 0°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°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°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°48'58" West from the TRUE POINT OF BEGINNING;
thence North 0°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°57'31" West a distance of 2,660.47 feet;
thence from said South 1/4 corner North 0°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°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

EXHIBIT "A"

parcel conveyed to Deana R. Strom, a married woman, as her separate property by Statutory Warranty deed recorded under Auditor's File No. 200706280155; thence North $0^{\circ}13'16''$ West along the West line of said Strom parcel for a distance of 208.00 feet, to the Northwest corner thereof; thence North $89^{\circ}46'44''$ 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 $32^{\circ}13'15''$ 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 $10^{\circ}56'40''$ an arc distance of 276.76 feet to a point of tangency; thence North $21^{\circ}16'35''$ West for a distance of 94.07 feet; thence leaving said Westerly right-of-way margin, South $73^{\circ}46'21''$ West for a distance of 246.28 feet; thence South $0^{\circ}13'16''$ 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 $89^{\circ}57'31''$ West from the TRUE POINT OF BEGINNING; thence South $89^{\circ}57'31''$ 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"