

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238447
Oct 19 2023
Amount Paid \$2477.06
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GRANTORS: GARY L. TARBOX and JEAN L. TARBOX, who also appears of record as JEAN L. ROWLANDS-TARBOX, husband and wife

GRANTEE: MOGA PROPERTIES, LLC,
a Washington limited liability company

Legal Description: Exhibit "A"

Abbreviated Form: Ptn. SE/SW-Sec. 15-Twn. 34-Rg.3

Assessor's Tax Parcel No.: 340315-3-007-0106 / P22031

THE GRANTORS, GARY L. TARBOX and JEAN L. TARBOX, who also appears of record as JEAN L. ROWLANDS-TARBOX, husband and wife, 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, convey and warrant to the GRANTEE, MOGA PROPERTIES, LLC, a Washington limited liability company, all of Grantors' 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.

/// Signatures follow ///

DATED: 10/19/2023, 2023

Gary L. Tarbox
GARY L. TARBOX

Jean L. Tarbox
JEAN L. TARBOX, who also appears of
record as JEAN L. ROWLANDS-TARBOX

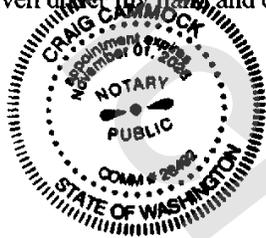
(Acknowledgments follow.)

STATUTORY WARRANTY DEED - 2

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **GARY L. TARBOX** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 17 day of October, 2023.

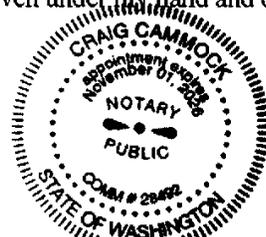


[Signature]
(Signature of Notary) **CRAIG CAMMOCK**
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **JEAN L. TARBOX**, who also appears of record as **JEAN L. ROWLANDS-TARBOX**, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 17 day of October, 2023.



[Signature]
(Signature of Notary) **CRAIG CAMMOCK**
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

Exhibit "A"
Legal Description

The West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, in Section 15, Township 34 North, Range 3 East, W.M.

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

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"