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Skagit County Auditor

1/26/2009 Page 1 of 2 9:29AM

Michael D. Dwyer
Lane Powell PC
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338

SPECIAL WARRANTY DEED

Grantors: EDSON, J. Orin and
LaCONNER MOORAGE, INC., a Washington corporation

Grantee: WESTPORT SHIPYARD, INC., a Washington corporation

Abbrev. Legal Descript: Ptn. Gov. Lot 5, 5-34-2 E.W.M. aka Lot 2 SP. 93-023
(Complete legal description on page 1 below)

Tax Parcel ID No. P103559 and P103560

THE GRANTORS, J. ORIN EDSON, as his separate property, and LaCONNER MOORAGE, INC., a Washington corporation, for TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, grant, bargain, sell, convey, and confirm to WESTPORT SHIPYARD, INC., a Washington corporation ("Grantee"), the following-described real estate, situated in the County of Skagit, State of Washington:

Lot 2, Short Plat No. 93-023, approved August 5, 1993, recorded August 9, 1993, in Volume 10 of Short Plats, pages 220 and 221, under Auditor's File No. 9308090003 and being a portion of Government Lot 5 of Section 25, Township 34 North, Range 2 East and Tract 5, "PLATE NO. 17, TIDE LANDS AND SHORELANDS" of Sections 25 and 24, Township 34 North, Range 2 East, W.M., LaConner Harbor, Skagit County, State of Washington, as per Plat on record in the Office of the Commissioner of Public Lands at Olympia, Washington, together with all improvements, structures, easements, licenses and other rights appurtenant thereto.

Situate in the County of Skagit, State of Washington.

The Grantors, for themselves and for their successors-in-interest, do by these presents expressly limit the covenants of this Deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors, and not otherwise, they will forever warrant and defend the said described real estate.

Dated: January 5th, 2009.

203
 SKAGIT COUNTY WASHINGTON
 Real Estate
 JAN 26 2009
 15,135.00
 Skagit County Treasurer
 By: *[Signature]*

[Signature]
J. ORIN EDSON, Individually

LaCONNER MOORAGE, INC., a Washington corporation

By: *[Signature]*
J. Orin Edson, President

STATE OF WYOMING)
) ss.
 COUNTY OF TETON)

I certify that I know or have satisfactory evidence that J. Orin Edson is the person who appeared before me, and acknowledged that he signed this instrument individually and in his capacity as the President of LaConner Moorage, Inc., and on oath stated that he is authorized to execute this instrument and acknowledged it to be his free and voluntary act, both individually and on behalf of LaConner Moorage, Inc., for the uses and purposes mentioned in the instrument.

DATED: January 5th, 2009.

Michele Barry

Print Name: Michele Barry
 NOTARY PUBLIC for the State of Wyoming, residing at Jackson, Wyoming

My appointment expires: 10/11/2010



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