

When Recorded Return To:

Michele Barry
La Conner Moorage, LLC
c/o Pacific Marine Logistics, Inc.
275 Veronica Lane, Suite 202
Jackson, WY 83002



201301080063
Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.
SPECIAL WARRANTY DEED

WILD

ACCOMMODATION RECORDING ONLY

Grantor: WESTPORT SHIPYARD, INC., a Washington corporation

Grantee: LA CONNER MOORAGE, LLC, a Wyoming limited liability company

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 GRANTOR, WESTPORT SHIPYARD, INC., a Washington corporation, for ten dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to LA CONNER MOORAGE, LLC, a Wyoming limited liability company ("Grantee"), the following-described real estate, situated in Skagit County, 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 Grantor, for itself and for its successors-in-interest, does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201362

JAN 08 2013

Amount Paid \$ 15,135.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, it will forever warrant and defend the said described real estate.

Dated as of December 20, 2012.

WESTPORT SHIPYARD, INC., a Washington corporation

By: *Daryl Wakefield*
Daryl Wakefield, President

STATE OF WASHINGTON)
) ss.
COUNTY OF GRAYS HARBOR)

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

DATED as of December 20, 2012.

Andrea M. Moses

Print Name: Andrea M. Moses
NOTARY PUBLIC for the State of
Washington, residing at Hogquam Wa

My appointment expires: 12/19/14



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