

After Recording Return To:

SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201405280046

Skagit County Auditor \$74.00
5/28/2014 Page 1 of 3 11:06AM

STATUTORY WARRANTY DEED

GRANTORS: ANN T. MAGNANO and SHERRI E. BODDY, a married couple

GRANTEE: ANGELOS MOONBEAM FARM, LLC, a Washington limited liability company

Legal Description:

Abbreviated Form: PTN NW 1/4 SEC 1 TWP 35 NR 1 E W.M.
PTN TR 4 S/P 92-027 AFN 9212150027
Additional on: Exhibit "A"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141800
MAY 28 2014

Assessor's Tax Parcel Nos: 3846-060-000-0204 (P60889)
3846-060-000-0700 (P108572)
3846-060-000-0600 (P107557)

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

THE UNDERSIGNED GRANTORS, ANN T. MAGNANO and SHERRI E. BODDY, a married couple, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership) and for no monetary consideration, hereby convey and warrant to the GRANTEE, ANGELOS MOONBEAM FARM, LLC, a Washington limited liability company, all of Grantors' interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

The aforesaid conveyance shall specifically exclude any and all personal property situate on the above-described property.

DATED this 23rd day of May, 2014.

Ann T. Magnano
ANN T. MAGNANO

Sherril E. Boddy
SHERRI E. BODDY

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence ANN T. MAGNANO 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 23rd day of May, 2014.

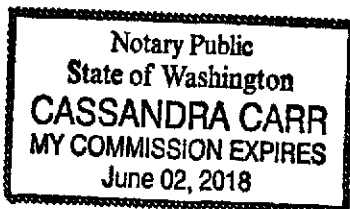


Cassandra Carr
Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2018

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence SHERRI E. BODDY 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 23rd day of May, 2014.



Cassandra Carr
Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2018



EXHIBIT "A"
STATUTORY WARRANTY DEED

3846-060-000-0204 (P60889) and 3846-060-000-0700 (P108572)

A portion of Tract A and Tract B, SKAGIT COUNTY SHORT PLAT NO. 18-88, as approved August 9, 1988, and recorded August 12, 1988, in Volume 8 of Short Plats, page 56, under Auditor's File No. 8808120026, records of Skagit County, Washington; being a portion of vacated Blocks 41 through 60, Woods Plat of North Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 37, records of Skagit County, Washington, and being more particularly described as follows in boundary line adjustment approved by Skagit County on September 27, 1990, under Auditor's File No. 9010010086, records of Skagit County, Washington:

Commencing at the Northeast corner of the Northwest Quarter of Section 1, Township 35 North, Range 1 East of the Willamette Meridian; thence North 87°15'05" West along the North line of said Northwest Quarter for 1,216.35 feet to the true point of beginning; thence South 01°25'51" West parallel with the East line of said Northwest Quarter for 594.04 feet; thence North 88°02'33" West for 83.66 feet; thence North 67°52'10" West for 938.99 feet to a point on the Easterly line of Parcel C of Schmid 5 Acre Tracts Division No. 1, as recorded in Volume 7 of Short Plats, page 49, a distance of 283.5 feet South of the Northeasterly corner thereof; thence North 1°25'51" East along the East line of said Parcel C for 283.5 feet; thence South 87°15'05" East along the North line of the Northwest Quarter of said Section 1 for 962.29 feet to the point of beginning.

Situate in Skagit County, Washington.

3846-060-000-0600 (P107557)

All that portion of Tract 4, Skagit County Short Plat No. 92-027, approved December 14, 1992, and recorded December 15, 1992, in Volume 10 of Short Plats, page 155, under Auditor's File No. 9212150027, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 4;
thence South 01°25'51" West for 901.5 feet to the point of beginning;
thence North 87°15'05" West for 486.8 feet to an intersection with the West line of said Tract 4;
thence North 01°15'28" East for 901.6 feet to the Northwest corner of Tract 4;
thence South 87°15'05" East along the North line thereof for 489.53 feet to the point of beginning.

Situate in Skagit County, Washington.

Exhibit "A"
Statutory Warranty Deed



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