

AFTER RECORDING MAIL TO:

Mary M. Groshong
9805 NE 116th Street, PMB #7409
Kirkland, WA 98034

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-180621-OE
LAND TITLE AND ESCROW

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4493
Oct 28 2020
Amount Paid \$4885.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR THE HAUGLAND FAMILY, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARY M. GROSHONG, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn Gov Lot 4 & SW 1/4 NE 1/4, 12-34-1 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340112-4-013-0100, P104400, 340112-4-027-0100, P19246, 340112-1-003-0200, P109107

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated October 26, 2020

Haugland Family, LLC

Emily Bowen
By: Emily Bowen, Member

see attached
By: Andrea Morgan, Member

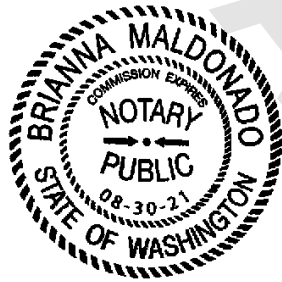
see attached
By: Jeffrey Haugland, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Emily Bowen is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Member of Haugland Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/27/2020

Brianna Maldonado



Notary Public in and for the State of Washington
Residing Mount Vernon WA
My appointment expires: 08/30/2021

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Andrea Morgan is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Member of Haugland Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing _____
My appointment expires: _____

Haugland Family, LLC

see attached
By: Emily Bowen, Member

see attached
By: Jeffrey Haugland, Member

Andrea Morgan
By: Andrea Morgan, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Emily Bowen is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Member of Haugland Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing _____
My appointment expires: _____

STATE OF Maryland }
COUNTY OF St. Mary's } SS:

I certify that I know or have satisfactory evidence that Andrea Morgan is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Member of Haugland Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Oct 27th 2020

[Signature]
Notary Public in and for the State of Maryland
Residing _____
My appointment expires: 2-17-2022

Baldwin, Briscoe & Steinmetz, PC
22335 Exploration Drive
Suite 2030
Lexington Park, MD 20650

LPB

Haugland Family, LLC

see attached
By: Emily Bowen, Member


By: Jeffrey Haugland, Member

see attached
By: Andrea Morgan, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Emily Bowen is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Member of Haugland Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing _____
My appointment expires: _____

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Andrea Morgan is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Member of Haugland Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing _____
My appointment expires: _____

STATE OF Texas
COUNTY OF Tarrant } SS:

I certify that I know or have satisfactory evidence that Jeffrey Haugland is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Member of Haugland Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: October 26, 2020

Melissa Brown

Notary Public in and for the State of Texas
Residing 3410 98th St Ft Worth TX 76123
My appointment expires: 01/10/2023

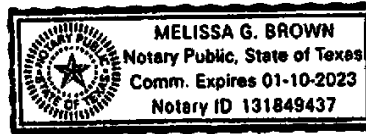


EXHIBIT A

Parcel A of that survey recorded April 17, 2008 under Skagit County Auditor's File No. 200804170066; more fully described as follows:

Lot 1 of Skagit County Short Plat No. SPT 93-060, as approved January 18, 1994 and recorded January 18, 1994, in Volume 11 of Short Plats, page 54, under Auditor's File No. 9401180147, records of Skagit County, Washington, being a portion of Government Lot 4 in Section 12, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;
thence East 15.3 feet, more or less, to an existing North-South fenceline;
thence Southerly along said existing fence line, a distance of 312.7 feet more or less, to the Northerly right-of-way of Campbell Lake Road;
thence Westerly along said Northerly right-of-way, a distance of 21.2 feet, more or less, to a point 346.5 feet East of the West line of said Government Lot 4;
thence North to the Point of Beginning.

AND EXCEPT that portion described as follows:

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;
thence East a distance of 15.3 feet, more or less, to an existing North-South fenceline;
thence Northerly along said fence line, and said fence line extended, a distance of 658.9 feet, more or less, to the North line of said Government Lot 4;
thence West along the North line of said Government Lot 4, a distance of 26.9 feet, more or less, to a point 321.50 feet, from the Northwest corner of said Government Lot 4;
thence South parallel to the West line of said Government Lot 4, a distance of 660.00 feet;
thence East, a distance of 25.35 feet, more or less, to the Point of Beginning;

TOGETHER WITH that portion of Government Lot 4 and that portion of the Northeast quarter all in Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the West half of the Southwest quarter of the Northeast quarter of said Section 12;
thence North $86^{\circ}55'50''$ West, along the South line of said Northeast quarter a distance of 317.0 feet to an extension North of an existing fence line lying to the South on Government Lot 4;
thence North $0^{\circ}45'31''$ West, a distance of 176.06 feet;
thence South $89^{\circ}41'52''$ East 319.87 feet to the East line of said West half of the Southwest quarter of

the Northeast quarter;
thence South $0^{\circ}18'02''$ West along the East line thereof, 191.34 feet to the Point of Beginning;

ALSO TOGETHER WITH that portion of Government Lot 4, described as follows:

Beginning at the Southeast corner of the West half of the Southwest quarter of the Northeast quarter of said Section 12;
thence South along the East line of said West half extended 5.3 feet, more or less, to an existing East-West fence line;
thence Westerly along the existing fence line, a distance of 317 feet, more or less, to an existing fence corner;
thence North on an extension of the fence line heading South, a distance of 15.5 feet, more or less, to the South line of said West half;
thence South $86^{\circ}55'50''$ East, along the South line thereof, a distance of 317.0 feet, more or less, to the Point of Beginning.

AND EXCEPT road.

Situate in the County of Skagit, State of Washington.