

AFTER RECORDING MAIL TO:

J4 RANCH, L.L.C.
9000 Inverness Drive N.E.
Seattle, WA 98115-3980



200401150135
Skagit County Auditor

1/15/2004 Page 1 of 2 3:47PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110425-SE

Bargain and Sale Deed

Grantor(s): Skagit State Bank
Grantee(s): J4 Ranch LLC
Abbreviated Legal: Ptn Tract C S/P 46-81 in 26-34-3

THE GRANTOR(S) SKAGIT STATE BANK, a Washington Corporation

for and in consideration of **TWO HUNDRED FIFTY ONE THOUSAND AND NO/100 Dollars \$ 251,000.00,**

in hand paid, bargains, sells, and conveys to **J4 Ranch L.L.C., a Washington Limited Liability Company** the following described estate, situated in the County of Skagit, state of Washington:

That portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Tract B of said Short Plat 46-81;
thence North 0°25'41" East, a distance of 1,970.75 feet to the North line of said Tract C;
thence South 89°48'10" East, along the North line of said Tract C, a distance of 1,320.63 feet to the Northeast corner of said Tract C;
thence South 0°41'31" West along the East line of said Tract C, a distance of 1,086.68 feet;
thence North 89°37'43" West, a distance of 243.16 feet to the Northwest corner of Tract A of said Short Plat;
thence South 0°41'31" West, 232.56 feet to the Southwest corner of said Tract A;
thence South 89°37'43" East, along the South line of said Tract A, a distance of 93.16 feet;
thence South 0°41'31" West, a distance of 125.00 feet;
thence South 89°37'43" East, a distance of 150.00 feet;
thence South 0°41'31" West, a distance of 1,174.24 feet to the Southeast corner of said Tract C;
thence North 89°27'09" West along the South line of said Tract C, a distance of 933.56 feet;
thence North 0°25'41" East, a distance of 580.80 feet;
thence North 89°27'09" West, a distance of 375.00 feet to the East line of said Tract B;
thence North 0°25'41" East along the East line of said Tract B, a distance of 58.85 feet to the Point of Beginning;

EXCEPT Jungquist and Kamb Roads along the South and East lines thereof;

TOGETHER WITH an easement for existing water line as reserved in Deed recorded October 17, 2003, as Auditor's File No. 200310170024, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
Assessor's Property Tax Parcel/Account Number : 340326-1-004-0200, P109057

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID # 218

JAN 15 2004

Amount Paid \$ 3840.00
Skagit County Treasurer
By: [Signature] Deputy

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: **January 13, 2004**

Skagit State Bank

[Signature]

By: Gary Medcalf, Vice President

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gary Medcalf

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is Vice President of Skagit State Bank

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

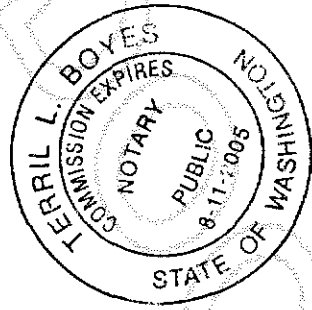
Dated: 1-14-04

[Signature]
Teril L. Boyes

Notary Public in and for the State of Washington

Residing at Manila

My appointment expires: 8-11-05



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