



201004290030
Skagit County Auditor

4/29/2010 Page 1 of 3 11:02AM

After recording return to:
Don Gerrior
Lucinda Lee Gerrior
916 W Division
Mount Vernon, WA 98273

CHICAGO TITLE CO.
62-0010079

Reference: 20358244 - 101 - CB8

BARGAIN AND SALE DEED

THE GRANTOR(S) IB Property Holdings LLC

for and in consideration of **Six Hundred Thousand Dollars (\$600,000.00)**,

in hand paid, bargains, sells, and conveys to **Don Gerrior and Lucinda Lee Gerrior, husband and wife**

the following described real estate, situated in the County of **Skagit**, state of **Washington**:

Full legal description is attached hereto as Exhibit A and incorporated hereby.

Abbreviated Legal: (Required if full legal not inserted above) **Ptn SE NW, Sec. 19, T34N, R4EWM**

Tax Parcel Number(s): **P26680/340419-2-014-0005**

1178
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2010

Amount Paid \$ 10,685.00
Skagit Co. Treasurer
By *[Signature]* Deputy

Reference: Bargain and Sale Deed 20358244 - 101 - CB8

Dated: April 23, 2010

IB Property Holdings LLC

BY: Matthew Coburn
TITLE: Assistant Secretary

State of FLORIDA

SS:

County of MIAMI-DADE

On this 23rd day of April, 2010, before me the undersigned, a Notary Public in and for the State of FLORIDA, duly appointed and sworn personally appeared

Matthew Coburn
Assistant Secretary to me known to be the Assistant Secretary of

IB Property Holdings LLC the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he/she is is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Signature

Notary Public in and for the State of
Residing at
My Appointment expires:

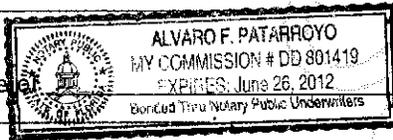


EXHIBIT "A"

PARCEL A:

The West 150 feet of that portion of the East 698 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, lying North of Division Street produced West from the City of Mount Vernon and North of State Highway right of way;

EXCEPT road rights of way;

AND EXCEPT that portion thereof described as follows:

Beginning at the monumented center of said Section 19, as shown on that certain record of Survey map recorded in Volume 11 of Surveys, page 94, under Skagit County Auditor's File No. 9106240014, records of Skagit County, Washington;
Thence North 1°11'19" East 636.84 feet along the East line of the Northwest Quarter of said Section 19, to the Northeast corner of said South Half of the Southeast Quarter of the Northwest Quarter of Section 19;
Thence South 88°48'03" West, 698.61 feet along the North line of said subdivision to the Northwest corner of the above described tract;
Thence South 1°11'19" West 143.00 feet along the West line of said above described tract to the true point of beginning;
Thence continue South 1°11'19" West, 60.63 feet;
Thence North 10°00'08" East 59.92 feet to a point bearing South 79°59'52" East from the true point of beginning;
Thence North 79°59'52" West 9.29 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

The North 28 feet of the West 110 feet of the following described property:

That portion of the East 548 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of Division Street produced West from the City of Mount Vernon and Northerly of the State Highway right of way and lying Westerly of that certain tract described in Warranty Deed from Harvey E. Vaux and Nymah M. Vaux, husband and wife, to Mount Vernon Lodge No. 1604 of the Benevolent and Protective Order of Elks of the United States of America, recorded under Auditor's File No. 463074, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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