

When recorded return to:
Dr. Houshang Seradge, M.D., Manager
Happy Land-1, LLC
5401 E. 33rd Street
Edmond, OK 73013



Skagit County Auditor \$73.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147408-OAE

Grantor: Estate of Pete A. Dragovich Estate
Grantee: Happy Land-1, LLC
Abbreviated Legal: Ptn Tr. B, Wood's Add
Tax Parcel Number(s): P60634/3839-003-999-0206

LAND TITLE OF SKAGIT COUNTY
14 7408- OAC
SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR PETER W. DRAGOVICH, PERSONAL REPRESENTATIVE OF THE ESTATE OF PETE A. DRAGOVICH, ALSO SHOWN OF RECORD AS PETER A. DRAGOVICH, DECEASED for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to HAPPY LAND-1, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY the following described estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" Attached for complete legal description

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 147408-OAE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

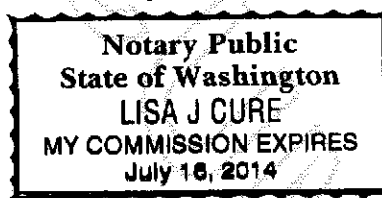
20133605
SEP 04 2013

Dated September 3, 2013

Estate of Pete A. Dragovich Estate

By: Peter W. Dragovich, Personal Representative

Amount Paid \$ 5,861.²⁰
Skagit Co. Treasurer
By nam Deputy



STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Peter W. Dragovich signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Pete A. Dragovich to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 3, 2013

Lisa J. Cure
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 7/16/2014

PARCEL "A":

That portion of Tract B of "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Tract B;
thence South 89°53' East along the South line of said Tract B a distance of 161.20 feet;
thence North 0°07' East a distance of 124.50 feet to the true point of beginning;
thence South 89°53' East a distance of 135 feet;
thence North 0°07' East a distance of 124.50 feet;
thence North 89°53' West a distance of 135 feet;
thence South 0°07' West a distance of 124.50 feet to the true point of beginning;

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress over and across that portion of Tract B, "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows, to-wit:

Beginning at the Southwest corner of said Tract B;
thence South 89°53' East along the South line of said Tract B a distance of 296.20 feet to the West line of a proposed 60 foot right-of-way, said point being the true point of beginning for this description;
thence North 0°07' East along the West line of said proposed 60 foot right-of-way a distance of 294.86 feet to a point on the circumference of a cul-de-sac having a radius of 45 feet, said cul-de-sac having a point of tangency with a line which is 125 feet South and parallel with the said North line of Tract B;
thence along said circumference in a clockwise direction for a distance of 75.69 feet;
thence North 0° 07' East 11.46 feet to the line which is 125 feet South and parallel with the North line of Tract B;
thence South 89°53' East 60 feet;
thence South 0° 07' West 11.46 feet to a juncture with the circumference of the cul-de-sac;
thence following the said circumference in a clock wise direction for a distance of 75.69 feet;
thence South 0°07' West 294.86 feet;
thence North 89°53' West for a distance of 60 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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