



201510280014

Skagit County Auditor \$75.00
10/28/2015 Page 1 of 3 8:56AM

When recorded return to:

Grupa Fiducia, LLC
3079 E Palm Avenue Suite 101
Manteca, CA 95337, CA 95337

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 149840-OAE ✓

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154394
OCT 28 2015**

Amount Paid \$6858.⁰⁰
Skagit Co. Treasurer
By *RAM* Deputy

Grantor: Columbia Bank
Grantee: Grupa Fiducia
Tax Parcel Number(s): P74105/4123-024-000-0004, P74457/4129-018-007-0003, P74458/4129-018-007-0102
Abbreviated Legal:

Land Title and Escrow
BARGAIN AND SALE DEED

THE GRANTOR COLUMBIA STATE BANK, SUCCESSOR TO SUMMIT BANK, A WASHINGTON CORPORATION or and in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 Dollars \$385,000.00**, in hand paid, bargains, sells, and conveys to Grupa Fiducia, LLC, a California Limited Liability Company the following described estate, situated in the County of Skagit, State of Washington:

DESCRIPTION:

PARCEL "A":

Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, TIDE AND SHORE LANDS OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LACONNER HARBOR", according to the official map thereof in the Office of the State Land Commissioner at Olympia, Washington, EXCEPT the Southerly 114 feet as conveyed to Glen A. Cornwall by deed dated January 22, 1942 and recorded July 23, 1942, in Volume 186 of Deeds, page 577.

ALSO, Tract 2 of "MAP OF LACONNER, WHATCOM COUNTY, WASHN TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion conveyed to the Town of LaConner by Deed dated July 20, 1915 and recorded December 2, 1942, under Auditor's File No. 358036, in Volume 187 of Deeds, page 536.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

The Southerly 114 feet of Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, LACONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, EXCEPT that portion conveyed to the Town of LaConner by deed dated July 20, 1915, filed December 2, 1942, under Auditor's File No. 358036, and recorded in Volume 187 of Deeds, page 536.

Situate in the Town of LaConner, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

PARCEL "C":

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of LaConner Tidelands as shown on the official map on file at the Office of the Commissioner of Public Lands, Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street;
thence North 58°47'00" West 45.00 feet;
thence North 31°13'00" East 20.00 feet;
thence North 58°47'00" West 57.00 feet, more or less, and the true point of beginning;
thence North 58°47'00" West 27.00 feet, more or less;
thence North 29°57'00" East 122.00 feet, more or less;
thence South 58°47'00" East 60.00 feet, more or less;
thence South 18°16'00" West 94.00 feet, more or less;
thence North 58°47'00" West 18.00 feet, more or less;
thence South 31°13'00" West 7.00 feet, more or less;
thence North 58°47'00" West 20.00 feet, more or less;
thence South 31°13'00" West 6.00 feet, more or less;
thence North 58°47'00" West 7.00 feet, more or less;
thence South 31°13'00" West 6.00 feet, more or less;
thence North 58°47'00" West 5.00 feet, more or less;
thence South 31°13'00" West 15.00 feet, more or less, to the point of beginning;

DESCRIPTION CONTINUED:

PARCEL "C-1":

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of La Conner Tidelands as shown on the official map on file at the Office of the Commissioner of Public Lands in Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street;
thence North 58°47'00" West 95.00 feet;
thence North 31°13'00" East 21.00 feet;
thence North 13°55'00" East 127.00 feet, more or less, to the true point of beginning;

thence North 58°47'00" West 35.00 feet to a point on the outer harbor line;
thence North 29°57'00" East 10.40 feet;
thence South 89°55'40" East 68.00 feet, more or less;
thence South 16°00'00" West 45.0 feet, more or less;
thence North 58°47'00" West 26.00 feet, more or less, to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C-2":


A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of La Conner Tidelands as shown on the official map at the Office of the Commissioner of Public Lands in Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street;
thence North 58°47'00" West 45.00 feet, more or less;
thence North 31°13'00" East 20.00 feet, more or less;
thence North 58°47'00" West 120.00 feet, more or less, to a point on the outer harbor line and the true point of beginning;
thence Northeasterly along the outer harbor line 120.03 feet, more or less;
thence South 58°47'00" East 35.00 feet, more or less;
thence South 29°57'00" West 120.03 feet, more or less;
thence North 58°47'00" West 35.00 feet, more or less, to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

Tax Parcel Number(s): P74105/4123-024-000-0004, P74437/4129-018-007-0003, P74458/4129-018-007-0102


Dated: 10/22/15

Columbia Bank

By: Robert M. B. Draper, Senior Vice President

STATE OF Washington }
County of Pierce } SS:
I certify that I know or have satisfactory evidence Robert B. Draper
the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He
authorized to execute the instrument and is
Sr. Vice President of Columbia Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 22, 2015

KELLI J. MARTIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2019


Kelli J. Martin
Notary Public in and for the State Washington
Residing TACOMA, WA
My appointment 6.9.19