

When recorded return to:
TurnKey DevCo, LLC
1354 Pacific Place
Ferndale, WA 98248



201801310043

Skagit County Auditor \$76.00
1/31/2018 Page 1 of 3 10:44AM

Recorded at the request of:
Guardian NW Title
File Number: A115283

BARGAIN AND SALE DEED

A115283

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Michael R. Coward as Personal Representative of the Estate of John R. Coward, deceased for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **TurnKey DevCo LLC, a Washington Limited Liability Company** the following described estate, situated in the County of **Skagit, State of Washington**:

Parcel "A":

The West 1/2 of Lots 1, 4, 5 and 8 in Block 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" as per plat recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington.

Parcel "B":

The East 1/2 of Lots 1, 4, 5 and 8 in Block 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" as per plat recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington.

Parcel "C":

That portion of Lot 1, Block 1, of "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington, described as follows:

Begin at the Southwest corner of said Lot 1; thence Easterly along the South line thereof to a point on the center of the alley in Block 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" as per plat recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington;
thence Northerly along the Northerly extension of the center line of said alley to a point on the North line of said Lot 1;
thence Westerly along the North line of said Lot 1 to the Northwest corner thereof;
thence South along the West line of said Lot 1 to the Point of Beginning.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto.

Tax Parcel Number(s): P76805, 4166-027-008-0007, P76806, 4166-027-008-0106, P76857, 4169-001-001-0105

Dated: 01/19/18

The Estate of John R. Coward, deceased

Michael R. Coward
By: Michael R. Coward, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 361
JAN 31 2018


Amount Paid 3476.00
Skagit Co. Treasurer
By Man Deputy

Order No:

STATE OF Washington }
COUNTY OF Skagit King } SS:

I certify that I know or have satisfactory evidence that Michael R. Coward is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of John R. Coward, deceased, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 19th 2018


~~Barbara A Granger~~ Jack J Troy
Notary Public in and for the State Washington
Residing at 1615 1st, Washington
My appointment 06/15/2021

JACK J TROY
Notary Public
State of Washington
Commission Expires 06-15-2021

UNRECORDED ORIGINAL DOCUMENT

Order No:

EXHIBIT "A"

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Replat of Junction Addition to Sedro
Recorded: December 27, 1905
Auditor's No.: 54952

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Rosedale Garden Tracts of Sedro-Woolley
Recorded: September 25, 1906
Auditor's No.: 58924