

AFTER RECORDING MAIL TO:

TURNKEY DEVCO., LLC
PO Box 30857
Bellingham, WA 98228



201807310075

07/31/2018 11:47 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168451-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR B & M MANAGMENT, LLC, a Washington State Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TURNKEY DEVCO., LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn Gov. Lot 3, 19-35-5 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350519-0-059-0102, P39499

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 and Escrow Company's Preliminary Commitment No. 01-168451-OE.

Dated July 26, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3360
JUL 31 2018

Amount Paid \$ 6235.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

B & M Management LLC, a Washington limited liability company

Elizabeth A. Mauden
By: Elizabeth A. Mauden, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elizabeth A. Mauden is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Managing Member of B & M Management LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 26, 2018

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing Sedro-Woolley
My appointment expires: 9/11/2018

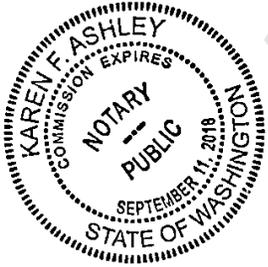


EXHIBIT A

PARCEL "A":

That portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the South line of said Government Lot 3, 170 feet East of the Southwest corner thereof;
thence North 312.55 feet;
thence East 280 feet;
thence South 311.65 feet to the South line of Lot 3;
thence West 280 feet to point of beginning; EXCEPT the West 175 feet thereof; EXCEPT the County roads; AND EXCEPT that portion lying within the boundaries of State Street.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for Ingress, egress and underground utilities, as conveyed on October 2, 2006, under Auditor's File No. 200610020147, records of Skagit County, Washington.

Situate in City of Sedro-Woolley, County of Skagit, State of Washington.