# 201905150010

05/15/2019 10:09 AM Pages: 1 of 3 Fees: \$101.00 Skagit County Auditor

No.

#### AFTER RECORDING MAIL TO

Raj Singh Sangha and Gulwinder Singh 29510 127th Way SE Auburn, WA 98092-2304

## **Statutory Warranty Deed** (FULFILLMENT)

THE GRANTOR Bos Asset Restructuring, LLC, a Washington Limited Liability Company for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Raj Singh Sangha, a married man as his separate property and Gulwinder Singh, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Real Estate Excise Tax was paid on this sale or stamped exempt on

Section 24, Township 34 North, Range 2 East; Ptn. of Gov't Lots 1 & 2 and Ptn. of SE of NW (aka Ptn. of Lot 4, SP PL00-0408)

Tax Parcel Number(s): P20684, 340224-0-002-0206, P122145, 340224-1-002-0100, P20682, 340224-0-001-0009

#### For Full Legal See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated , and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

AF#2014	105050088	
Dated 52	14	
Bos Asset Restructur	ring, LLC	
By: May Co		Full-line of
Larry Jensen Member		SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
STATE OF:	Washington }	ex 1512 MAY 1 5 2019  Section 2 Tail 5 Sheet Co. Tail 5
County Of:	· )	C Skagil Co. Treasurer
		16 By Deputy
I certify that I know or have satisfactory evidence that Larry Jensen signed this instrument, on oath stated that they is/are authorized to execute the instrument and acknowledged it as the members of Bos Assett Restructuring, LLC to be the free and voluntary act of such party for the uses and		
purposes mentioned in this instrument.		
Dated: 5-2-	14	Jan 1800
J. F	E. HICKO	Notary Public in and for the State of: Washington
A CHINE	OTARY CO	Residing at: WHUMM My appointment Expires: 1745
OFFIE	PUBLIC S 1-07-2015 DF WASHING	

## **EXHIBIT "A"**

That portion of Lot 4 of Short Plat Number PL00-0408 as approved on July 31, 2002 and recorded August 1, 2002 under Auditor's File Number 200208010118, records of Skagit County, Washington, being in Sections 13 and 24, Township 34 North, Range 2 East, W.M. and also in Section 19, Township 34 North, Range 3 East, W.M., lying Southerly and Westerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059, records of Skagit County, Washington, being in Sections 13, Township 34 North, Range 2 East, W.M. and also in Section 18, Township 34 North, Range 3 East, W.M.;

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;

Thence S 88°45'40" W, 2199.86 feet along the South line of said Section 13, as shown of the "Plat of Skagit Beach No. 1", to a point on the East line of Tract "E" of said "Plat of Skagit Beach No. 1", which bears N 45°28'30" E, 100.95 feet from the Southeast corner of said Tract "E", and which point is the TRUE POINT OF BEGINNING;

Thence N 88°45'40" E, 58.34 feet along the South line of said Section 13 to a point on a line that is 40 feet East of and parallel with the East line of Tract "E" of said "Plat of Skagit Beach No. 1"; Thence S 45'28'30" W, 130.52 feet along said parallel line;

Thence S 9°44'00" W, 53.06 feet along a line parallel with the East line of said "Plat of Skagit Beach No. 1" to an existing ditch;

Thence S 66°31'59" E, 18.50 feet along said ditch;

Thence S 32°54'23" E, 22.50 feet along said ditch;

Thence S 10°11'32" E, 38.03 feet along said ditch;

Thence S 1°18'54" W, 161.19 feet along said ditch;

Thence S 2°55'57" E, 65.76 feet along said ditch;

Thence S 17°42'52" E, 84.23 feet along said ditch;

Thence S 31°14'08" E, 81.72 feet along said ditch;

Thence S 39°47'07" E, 108.82 feet along said ditch;

Thence S 48°43'40" E, 131.89 feet along said ditch; Thence S 29°41'21" E, 110.25 feet along said ditch;

Thence S 12°50'42" E, 174.01 feet along said ditch;

Thence S 16°17'21" E, 137.92 feet along said ditch;

Thence S 21°45'41" E, 105.65 feet along said ditch;

Thence S 42°03'59" E, 161.32 feet along said ditch;

Thence S 53°43'28" E, 133.16 feet along said ditch;

Thence S 49°24'40" E, 115.89 feet along said ditch;

Thence S 68°41'03" E, 162.43 feet along said ditch;

Thence S 1°21'14" E, 61.40 feet along said ditch;

Thence S 19°06'04" W, 93.09 feet along said ditch;

Thence S 14°08'21" W, 69.28 feet along said ditch;

Thence S 29°51'07" E, 100.06 feet along said ditch; Thence S 58°48'26" E, 98.92 feet along said ditch;

Thence S 70°48'24" E, 102.92 feet along said ditch;

Thence S 58°20'31" E, 90.89 feet along said ditch;

Thence S 31°17'46" E, 194.07 feet along said ditch;

Thence S 40°36'49" E, 57.94 feet along said ditch;

Thence S 44°44'37" E, 72.81 feet along said ditch;

Thence S 22°10'31" E, 126.83 feet along said ditch;

Thence S 5°21'14" E, 121.88 feet along said ditch;

Thence S 0°34'30" W, 57.89 feet to the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 24 and the terminus of said line at a point that is N 89°25'30" W, 836.36 feet from the Southeast corner of the Northeast 1/4 of said Section 24 (East 1/4 corner of said Section 24).

EXCEPT that portion thereof lying Northerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059, records of Skagit County, Washington, being in Sections 13, Township 34 North, Range 2 East, W.M. and also in Section 18, Township 34 North, Range 3 East, W.M.;

Order No:

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the corner common to Sections 18 and 19, Township 34 North, Range 3 East, W.M., and Sections 13 and 24, Township 34 North, Range 2 East, W.M., as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington; Thence S 0°04' E along the East line of said Section 24, 1248.2 feet to the true point of beginning; Thence S 88°45'40" W along a line parallel to the North line of said Section 24 as shown on the "Plat of Skagit Beach No. 1", 2805.33 feet, more or less, to a point on the West line of said Lot 4 of Short Plat Number PL00-0408, being also a point on the East line of Tract "A" of the "Plat of Skagit Beach Div. No. 4", as per plat recorded in Volume 11 of Plats, page 45, under Auditor's File Number 843908, records of Skagit County, Washington, and the terminus of this line description, from which point the Easterly corner common to Lot 7 and Lot 8 of said "Plat of Skagit Beach Div. No. 4" bears S 88°45'40" W, 50.05 feet, more or less.