



201908270089

08/27/2019 03:42 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

AFTER RECORDING, RETURN TO:

Phillips Burgess, PLLC  
ATTN: Rosemary Boelens  
915 S "T" St.  
Tacoma, WA 98405

GUARDIAN NORTHWEST TITLE CO.

SPECIAL WARRANTY DEED

19-2348

Grantor: BANNER BANK, A WASHINGTON BANK CORPORATION, *Successor in interest to SKAGIT STATE BANK*  
Grantee: THUNDER DRAGON T, LLC, A TEXAS LIMITED LIABILITY COMPANY  
Abbreviated Legal Description: Portions of Sections 5, 8 and 9 of Twp. 35 N., R. 11 E., WM and of Sections 20, 29 and 30 of Twp. 36 N., R. 11 E., WM.  
Assessor's Property Tax Parcel/Account No.: P45752, P45988, P46017, P51821, P51882 and P51898  
Reference Numbers of Documents Assigned or Released: N/A

Whereas, the subject Property hereinabove described was acquired by Grantor by that certain deed in lieu of foreclosure executed on June 3, 2013, and recorded on June 21, 2013, under recording number 201306210113 of the Official Public Records of Real Property for Skagit County, State of Washington.

*\* Successor in interest to Skagit State Bank*  
THE GRANTOR, Banner Bank, a Washington bank corporation, for good and valuable consideration in hand paid, bargains, sells, and conveys to GRANTEE, Thunder Dragon T, LLC, a Texas limited liability company, the following described real estate situated in Skagit County, State of Washington, together with all after acquired title of the Grantor(s) therein:

SEE ATTACHED EXHIBIT A

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record, attached hereto as Exhibit B.

BY ACCEPTANCE OF THIS DEED, Grantee acknowledges that Grantor has not made and does not make any representations as to the physical condition of the Property, or any other matter

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-3674

AUG 27 2019

Amount Paid \$28,512.<sup>73</sup>  
Skagit Co. Treasurer  
By *man* Deputy

UNNOTICED DOCUMENT

affecting or related to the Property (other than warranties of title as provided and limited herein). Grantee expressly agrees that to the maximum extent permitted by law, the Property is conveyed "AS IS" and "WITH ALL FAULTS", and Grantor expressly disclaims, and Grantee acknowledges and accepts that Grantor has disclaimed, any and all representations, warranties or guaranties of any kind, oral or written, express or implied (except as to title as herein provided and limited) concerning the Property, including, without limitation, (i) the value, condition, merchantability, habitability, marketability, profitability, suitability or fitness for a particular use or purpose of the Property, (ii) the manner or quality of the construction, or the materials, if any, incorporated into the construction of any improvements to the Property, (iii) the manner or repair, quality of repair, state of repair or lack of repair of any such improvements, and (iv) access. Grantee has made all inspection of the Property to determine its value and condition deemed necessary or appropriate by Grantee. Grantee acknowledges that Grantee is not relying on any information provided Grantor in determining the Property condition. By acceptance of this Deed, Grantee specifically assumes all risk, costs and liabilities of whatever nature arising out of the Property (other than warranties of title as provided and limited herein).

Dated: 8-26-19

BANNER BANK, A WASHINGTON  
BANK CORPORATION

Jeff Norman

By: Jeff Norman

Its: SVP

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Spokane )

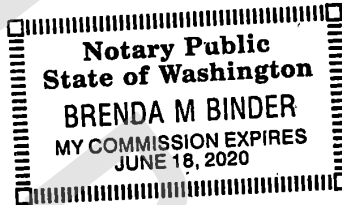
This record was acknowledged before me on 08/26, 2019,

by Jeff Norman, as SVP

of BANNER BANK, a Washington bank corporation.

DATED this 26<sup>th</sup> day of August, 2019.

Brenda m. Binder  
Name: Brenda m. Binder  
Notary Public in and for the State of Washington  
My commission expires: 06/18/20



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel "A":

The Northeast  $\frac{1}{4}$ ; and the Southeast  $\frac{1}{4}$ ; and the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  all within Section 5, Township 35 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

Parcel "B":

The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and that portion of the Northeast quarter of the Southeast  $\frac{1}{4}$  lying Northerly of a line 300 feet Northerly of and distant 300 feet from the centerline of the Cascade Highway as now existing and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; all in Section 8, Township 35 North, Range 11 East. W.M.

Situate in the County of Skagit, State of Washington.

Parcel "C":

That portion of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 35 North, Range 11 East, WM. Lying Northerly of the Cascade Highway.

Situate in the County of Skagit, State of Washington.

Parcel "D":

Government Lot 12 of Section 20, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

Parcel "E":

The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

Parcel "F":

Government Lots 3 and 10, Section 30, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

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**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Reservations, provisions and/or exceptions contained in instrument executed by Ida D Eagle, recorded May 31, 1949 as Auditor's File No. 432015.  
Affects: Parcels "A" and "B"
2. Reservations, provisions and/or exceptions contained in instrument executed by Gertrude A. Leiendecker, recorded June 21, 1952 as Auditor's File No. 476652.  
Affects: Parcel "A"
3. Reservations, provisions and/or exceptions contained in instrument executed by Great Northern Railway Company, recorded December 21, 1940 as Auditor's File No. 333275.  
Affects: Parcels "D", "E" and "F"
4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded May 12, 1993 as Auditor's File No. 9305120045.  
Affects: Parcels "A" and "B"
5. Easement, affecting a portion of subject property for the purpose of logging road including terms and provisions thereof granted to the State of Washington recorded May 2, 1993 as Auditor's File No. 9305280001.  
Affects: Parcels "A", "B" and "C"
6. There is no recorded means of ingress or egress to a public road from said property..  
Affects: Parcels "A", "B", "D", "E", and "F".
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts that a correct survey would disclose, and which are not part of the public record.

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