

**AFTER RECORDING MAIL TO:**

**Ilya and Ekaterina Melnik  
1809 Lindsay Loop  
Mount Vernon, WA 98274**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-5544  
Dec 23 2019  
Amount Paid \$3565.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-174244-OE  
Land Title and Escrow**

**BARGAIN AND SALE DEED**

**THE GRANTORS Columbia State Bank, as to an undivided 21.4% interest, Padilla Financial LLC, as to an undivided 30% interest, Mountain Pacific Bank, as to an undivided 33.4% interest and Padilla Bay LLC, as to an undivided 15.2% interest, as tenants in common** for and in consideration of **TWO HUNDRED THOUSAND AND NO/100 Dollars \$ 200,000.00**, in hand paid, bargains, sells, and conveys to **ILYA MELNIK and EKATERINA MELNIK, a married couple** the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lot 9, "SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107," approved April 14, 2009, recorded June 10, 2009, under Auditor's File No. 200906100089, with Affidavit of Minor Correction of Survey being recorded August 28, 2009, under Auditor's File No. 200908280052; being a portion of Sections 4, 9 and 10, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s):  
**4986-000-009-0000, P130332**

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated: **December 18, 2019**

Padilla Financial, LLC

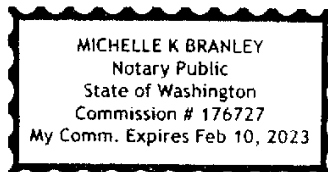
By: Benjamin P. Paulus, Manager

Padilla Bay, LLC

By: Benjamin P. Paulus, Manager

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that <sup>Paulus</sup> **BENJAMIN P. PAULUS** signed this instrument, on oath stated that **HE** are authorized to execute the instrument and acknowledged it as the **MANAGER** of **PADILLA FINANCIAL, LLC AND PADILLA BAY VENTURES, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December, 2019

SEAL/STAMP

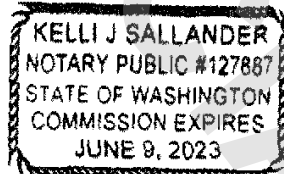
Michelle K. Branley  
Printed Name: Michelle K. Branley  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment February 10, 2023

Columbia State 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 that **ROBERT M.B. DRAPER** signed this instrument, on oath stated that **HE** are authorized to execute the instrument and acknowledged it as the **SENIOR VICE PRESIDENT** of **COLUMBIA STATE BANK** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 19, 2019

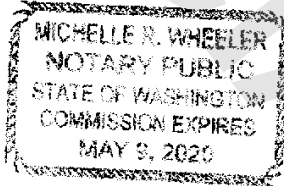
SEAL/STAMP

Kelli Sallander  
Printed Name: Kelli J. Sallander  
Notary Public in and for the State of Washington  
Residing at TACOMA WA  
My appointment 6-9-23


Mountain Pacific Bank

  
By: Kirby Duncan, Executive Vice President And CCOSTATE OF Washington  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **KIRBY DUNCAN** signed this instrument, on oath stated that **HE** are authorized to execute the instrument and acknowledged it as the **EXECUTIVE VICE PRESIDENT AND CCO** of **MOUNTAIN PACIFIC BANK** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 18, 2019

SEAL/STAMP

  
Printed Name: Michelle R. Wheeler  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment May 9, 2020