

**AFTER RECORDING MAIL TO:**

**Victor L. and Linda C. Benson**  
**19357 Kanako Lane**  
**Mount Vernon, WA 98274**

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-176022-OE**

**Land Title and Escrow**  
**P16584, P99591, P16587**

**BARGAIN AND SALE DEED**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-259  
Jan 22 2020  
Amount Paid \$3445.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**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 or and in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND NO/100 Dollars \$215,000.00**, in hand paid, bargains, sells, and conveys to **VICTOR L. BENSON and LINDA C. BENSON**, a married couple the following described estate, situated in the County of Skagit, State of Washington:

**PARCEL "A":**

Lot 1, "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.

**PARCEL "B":**

That portion of Lot 26, "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; lying within the Northwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 4 East, W.M.

TOGETHER WITH that portion of said Lot 26, lying within the Northeast ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 4 East, W.M., Northwest of "Benson Ridge Lane (Public)" as depicted at page 5 of said "Saratoga Passage View C.A.R.D. PL 06-0107".

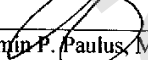
Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4986-000-001-0000, P16584, 4986-000-026-2700, P99591, 4986-000-026-2300, P16587

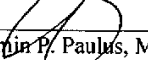
The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully 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: January 15, 2020

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 Benjamin P. Paulus is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument as Manager of Padilla Financial, LLC and Padilla Bay, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

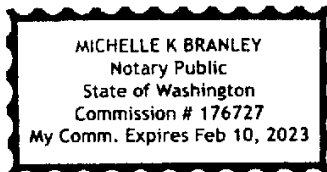
Dated: January 21, 2020



Notary Public in and for the State of Washington

Residing Seattle

My appointment expires: February 10, 2023

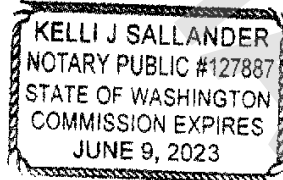


Columbia State Bank

By: Robert M.B. Draper, Senior Vice President

STATE OF WashingtonCOUNTY OF Pierce SS:

I certify that I know or have satisfactory evidence that **Robert M.B. Draper** is the person who appeared before me, and said person acknowledged that **he** signed this instrument, on oath stated **he** is authorized to execute the instrument as **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: January 17, 2020

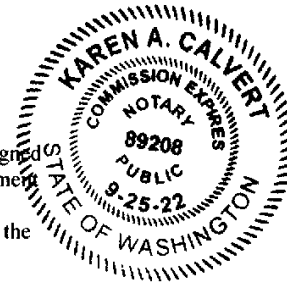
Kelli J Sallander  
Notary Public in and for the State of Washington  
Residing TACOMA, WA  
My appointment expires: 6.9.23

Mountain Pacific Bank

By: [Signature]  
Kirby Duncan, Executive Vice President and CCO

STATE 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 is 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: January 16, 2020

Karen A. Calvert

Notary Public in and for the State of Washington

Residing at Lake Stevens

My appointment expires: 9/25/22