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01/24/2020 09:41 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Michael S. Courtlage
ALSTON, COURTNAGE & BASSETTI LLP
1420 Fifth Avenue, Suite 3650
Seattle, Washington 98101-4011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020202
JAN 24 2020

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

Document Title: Bargain and Sale Deed

Grantor: Madrona Real Estate Investors One, LLC

Grantee: Madrona Real Estate Investors VIII LLC

Legal Description:

Abbreviated Legal Description: Portion of Lots 13, 14 and 15, Block 46,
Map of the City of Anacortes, Skagit County, Washington.

Full Legal Description: See Exhibit 1 attached

Assessor's Tax Parcel Nos.: 3772-46-012-0009

BARGAIN AND SALE DEED

MADRONA REAL ESTATE INVESTORS ONE, LLC, a Washington limited liability company ("Grantor"), for Ten Dollars and other good and valuable consideration, for a Boundary line Adjustment, bargains, sells and conveys to MADRONA REAL ESTATE INVESTORS VIII LLC, a Washington limited liability company, the real estate, situated in the County of Skagit, State of Washington that is described in hereto, subject expressly to matters of record.

Exhibit "A"-Description of Parcel to be Conveyed

Exhibit "B"-Description of Parcels PRIOR to Boundary Line Adjustment

Exhibit "C"-Description of Parcels AFTER Boundary Line Adjustment

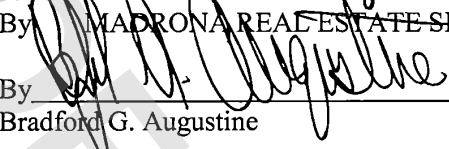
Tax Account Numbers: 3772-046-020-0009/P55163, 3772-046-012-0009/P55160, 3772-046-015-0006/ P55161

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, it will forever warrant and defend title to the said described real estate.

Dated: January 22, 2020

MADRONA REAL ESTATE INVESTORS ONE, LLC

By MADRONA REAL ESTATE SERVICES, LLC, its managerBy 
Bradford G. Augustine

STATE OF WASHINGTON)

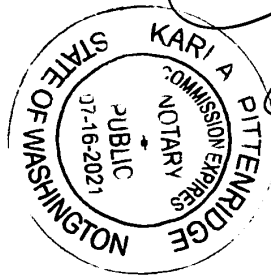
) ss.

COUNTY OF Skagit)

On this 22nd day of January, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared BRADFORD G. AUGUSTINE, known to me to be the manager of MADRONA REAL ESTATE SERVICES LLC, manager of MADRONA REAL ESTATE SERVICES ONE, LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



Signature

Print Name

NOTARY PUBLIC in and for the State of Washington, residing at Oak HarborMy commission expires 7/16/2021

EXHIBIT "A"
LEGAL DESCRIPTION FOR OF PROPERTY TO BE CONVEYED

That portion of Lots 13, 14 and 15, Block 46, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington,

Beginning in the Northwest corner of Lot 13 of said Block 46;
thence South 0°00'51" West, 10.00 feet along the West boundary of Lot 13;
thence South 89°58'04" East 54.62 feet;
thence South 42°29'53" East, 27.03 feet;
thence North 0°00'42" East, 8.29 feet;
thence North 20°05'45" West, 23.01 feet;
thence North 89°58'02" West 64.97 feet along the North boundary of Lots 13, 14 and 15 and
to the POINT OF BEGINNING.

Total area = 824 square feet.

EXHIBIT "B"
LEGAL DESCRIPTION BEFORE THE BLA

PARCEL "A": (P55160)

Lots 11 and 12, Block 46, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B": (P55161)

Lots 13, 14 and 15, Block 46, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington,
EXCEPT that portion of Lots 13, 14 and 15 of said Block 46, described as follows:

Beginning in the Southwest corner of Lot 16 of said Block 46; thence West along the South boundary of Lot 15, 17.00 feet; thence North 0°00'42" East, 69.93 feet; thence North 42°29'53" West, 27.03 feet; thence North 89°58'04" West 54.62 feet to the West boundary of Lot 13; thence North 0°00'51" East, 10.00 feet to the Northwest corner of Lot 13; thence East along the North boundary of Lots 13, 14 and 15 to the Northeast corner of Lot 15; thence South along the East boundary of Lot 15 to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL C: (P55163)

Lots 16 through 20 inclusive, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of Lots 1 through 7 of Block 46, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, described as follows:

BEGINNING in the Southeast corner of said Lot 1 thence North 0°00'28" East along the East boundary of Lot 1, 34.50 feet; thence North 89°58'04" West, 163.89 feet along a line parallel with the South boundary of said Lots 1 through 6; thence South 25°40'31" West, 38.27 feet to a point on the south line of said Lot 7; thence South 89°58'04" East, 180.47 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH That portion of the alley located between Lots 1 through 5 and Lots 17 through 20, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, as vacated by City of Anacortes Ordinance No. 2495, recorded on July 21, 1999, as Auditor's File No. 9907210063.

ALSO TOGETHER WITH that portion of Lots 13, 14 and 15 of said Block 46 described as follows:

BEGINNING in the Southwest corner of Lot 16 of said Block 46; thence West along the South boundary of Lot 15, 17.00 feet; thence North $0^{\circ}00'42''$ East, 69.93 feet; thence North $42^{\circ}29'53''$ West, 27.03 feet; thence North $89^{\circ}58'04''$ West, 54.62 feet to the West boundary of Lot 13; thence North $0^{\circ}00'51''$ East, 10.00 feet to the Northwest corner of Lot 13; thence East along the North boundary of Lots 13, 14 and 15 to the Northeast corner of Lot 15; thence South along the East boundary of Lot 15 to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "C"
LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A:

Lots 11 through 14 and that portion of Lot 15, Block 46, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 15 thence North 0°0'26" East, 99.82 feet to the Northwest corner of said Lot 15;
thence South 89°58'02" East, 5.05 feet;
thence South 20°05'45" East, 23.01 feet;
thence South 0°00'42" West, 78.21 feet;
thence North 89°58'54" West, 12.95 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LOT B:

Lots 15 through 20 inclusive, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of Lots 1 through 7 of said Block 46 described as follows:

BEGINNING in the Southeast corner of said Lot 1 thence North 0°00'28" East along the East boundary of Lot 1, 34.50 feet; thence North 89°58'04" West, 163.89 feet along a line parallel with the South boundary of said Lots 1 through 6; thence South 25°40'31" West, 38.27 feet to a point on the south line of said Lot 7; thence South 89°58'04" East, 180.47 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH That portion of the alley located between Lots 1 through 5 and Lots 17 through 20, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, as vacated by City of Anacortes Ordinance No. 2495, recorded on July 21, 1999, as Auditor's File No. 9907210063.

EXCEPT that portion of Lot 15 described as follows;

BEGINNING in the Southwest corner of said Lot 15 thence North 0°0'26" East, 99.82 feet to the Northwest corner of said Lot 15;
thence South 89°58'02" East, 5.05 feet;
thence South 20°05'45" East, 23.01 feet;
thence South 0°00'42" West, 78.21 feet;
thence North 89°58'54" West, 12.95 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.