

AFTER RECORDING MAIL TO:

**Green Grass Holdings, LP
8465 Harrison Road
Sedro Woolley, WA 98284**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177331-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3087
Aug 13 2020
Amount Paid \$2485.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR IVAN ISAAC BACUS, JR., an unmarried man, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GREEN GRASS HOLDINGS, LP** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 1 & Ptn Lot 2, SP# 59-88, AF #8909200011 (Ptn SW NE, 16-35-5).

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **350516-1-019-0003, P39200, 350516-4-001-1007, P133702**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-177331-OE.

Dated **August 10, 2020**

Ivan I. Bacus Jr.
Ivan I. Bacus Jr.

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ivan I. Bacus Jr. **is / are** the person(s) who appeared before me, and said person(s) acknowledged that **he / she / they** signed this instrument and acknowledge it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 13, 2020

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022



EXHIBIT A

Tract 1 of Short Plat No. 59-88 as recorded in Volume 8 of Short Plats, at page 159, under Auditor's File No. 8909200011, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract 2 of Short Plat No. 59-88 as recorded in Volume 8 of Short Plats, at page 159, under Auditor's File No. 909200011, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract 1 of said Short Plat;
thence North $00^{\circ}34'01''$ West along the Northerly prolongation of the East line of said Tract 1, a distance of 166.35 feet to a point on the North line of Tract 2 of said Short Plat;
thence North $88^{\circ}14'05''$ West along the North line of said Tract 2, a distance of 216.07 feet to the Northwest corner of said Tract 2;
thence South $00^{\circ}34'01''$ East along the West line of said Tract 2, a distance of 176.71 feet;
thence North $89^{\circ}01'00''$ East, a distance of 10.00 feet to the Northwest corner of said Tract 1;
thence continuing North $89^{\circ}01'00''$ East, a distance of 205.90 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.