

When recorded return to:

Barrington LLC
5345 Smith Ridge Drive
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1480

Apr 07 2021

Amount Paid \$1605.00
Skagit County Treasurer
By Marissa Guerrero Deputy

GNW 21-10355

STATUTORY WARRANTY DEED

THE GRANTOR(S) BGJ, LLC, a Washington Limited Liability Company and TTAC Properties, L.L.C., a Washington Limited Liability Company, 15308 Barrett Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Barrington LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Portion East 1/2 of Sec. 27, Twp. 35 N., R. 4 E., WM.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P37841

Dated: 5 April 2021

BGJ, LLC, a Washington Limited Liability Company

By: [Signature]

Gary L. Brown, M.D., Authorized Agent

By: [Signature]

Gary K. Johnson, M.D., Authorized Agent

By: [Signature]

James R. Gross, M.D., Authorized Agent

By: [Signature]

Kristine M. Johnson, Authorized Agent

By: [Signature]

Susan K. Brown, Authorized Agent

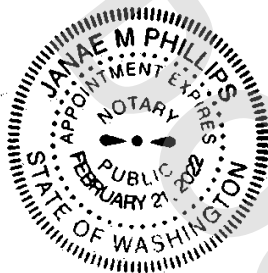
TTAC Properties, L.L.C., a Washington Limited Liability Company

By: [Signature]

Thomas Crowther, Authorized Agent

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gary L. Brown, M.D., Gary K. Johnson, M.D., James R. Gross, M.D., Kristine M. Johnson, and Susan K. Brown, Authorized Agents of BGJ, LLC and ~~Thomas Crowther, Authorized Agent of TTAC Properties, L.L.C.~~ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5th day of April, 2021Signature [Signature]Title NotaryMy appointment expires: 2/21/22Statutory Warranty Deed
LPB 10-05

Order No.: 21-10355-KH

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Dated: _____

BGI, LLC, a Washington Limited Liability Company

By: _____
Gary L. Brown, M.D., Authorized Agent

By: _____
Gary K. Johnson, M.D., Authorized Agent

By: _____
James R. Gross, M.D., Authorized Agent

By: _____
Kristine M. Johnson, Authorized Agent

By: _____
Susan K. Brown, Authorized Agent

TTAC Properties, L.L.C., a Washington Limited Liability Company

By: Thomas Crowther
Thomas Crowther, Authorized Agent

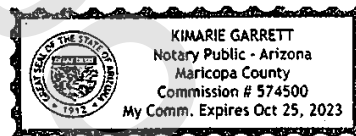
STATE OF ~~WASHINGTON~~ ARIZONA
COUNTY OF ~~SKAGIT~~ MARICOPA

I certify that I know or have satisfactory evidence that Gary L. Brown, M.D., Gary K. Johnson, M.D., James R. Gross, M.D., Kristine M. Johnson, and Susan K. Brown, Authorized Agents of BGI, LLC and Thomas Crowther, Authorized Agent of TTAC Properties, L.L.C. is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5 day of April, 2021

Kimarie Garrett
Signature

Notary Public
Title



My appointment expires: 10-25-2023

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10355-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NE Corner Collins Rd & Sr 20, Sedro Wolley, WA 98284
Tax Parcel Number(s): P37841

Property Description:

Parcel "A":

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M.,

EXCEPT road along the West line thereof.

ALSO EXCEPT State Highway and railroad rights-of-way.

ALSO EXCEPT that portion thereof lying Southeasterly of the Southeasterly line of said railroad right-of-way.

ALSO EXCEPT mineral rights as reserved in deed recorded September 21, 1908, in Volume 75 of Deeds, Page 97.

AND ALSO EXCEPT that portion of the herein described property conveyed to Skagit County by that right-of-way deed, recorded March 18, 2002 as Skagit County Auditor's File No. 200203180137.

Parcel "B":

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying Northwesterly of that certain 60-foot wide strip of land conveyed for road purposes by Deed dated June 13, 1932 and recorded August 4, 1932 in Volume 161 of Deeds, Page 339.

EXCEPT road along the West line thereof.

ALSO EXCEPT that portion of the herein described property conveyed to Skagit County by that Right-of-Way Deed recorded March 18, 2002 as Skagit County Auditor's File No. 200203180137.

EXHIBIT B

21-10355-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by James Ritchford and Addie Ritchford, recorded 09/21/1908 as Auditor's File No. 69498.
2. Easement, affecting a portion of subject property for the purpose of water lines including terms and provisions thereof granted to Public Utility District No. 1 recorded 08/15/1963 as Auditor's File No. 639630
3. Reservations, provisions and/or exceptions contained in instrument executed by John F. Conrad, recorded 07/12/1983 as Auditor's File No. 8307120034.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10355-KH

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