

When recorded return to:

Bear Ridge, Inc.
2299 Avengale Drive
Eugene, OR 97408

203080-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Douglas J. Knudson and Karen R. Knudson, as Trustees of The Knudson Family Revocable Living Trust, executed on August 29, 2018 and Ryan James Friesner, as his separate property, each as to indeterminate undivided interests**

for and in consideration of SEVEN HUNDRED THOUSAND AND 00/100 Dollars (**\$700,000.00**)

in hand paid, conveys, and warrants to **Bear Ridge, Inc., a Nevada Corporation**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 2 & 3, Thunderbird Village 1st Add.

Tax Parcel Number(s): 4442-000-002-0006/P82509, 4442-000-003-0005/P82510

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 203080-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5154

Nov 09 2021

Amount Paid \$11565.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: November 4, 2021

The Knudson Family Revocable Living Trust dated August 29, 2018

By: *Douglas J. Knudson*
Douglas J. Knudson, Trustee

By: *Karen R. Knudson*
Karen R. Knudson, Trustee

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I certify that I know or have satisfactory evidence that Douglas J. Knudson and Karen R. Knudson signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of the Knudson Family Revocable Living Trust to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 4 day of Nov, 2021

Bonnie Calder
Signature

NOTARY PUBLIC
Title

My appointment expires: 3/2/2024



Dated: November 5, 2021

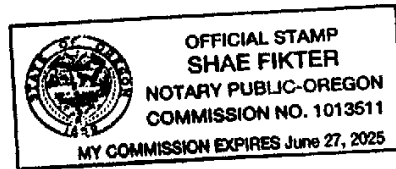
[Signature]
Ryan James Friesner

STATE OF OREGON
COUNTY OF LANE

I certify that I know or have satisfactory evidence that Ryan James Friesner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5 day of Nov., 2021

[Signature]
Signature
Notary Public
Title



My appointment expires: June 27th, 2025

Exhibit A

PARCEL "A":

Lot 2, "THUNDERBIRD VILLAGE FIRST ADDITION," as per plat recorded in Volume 13 of Plats, pages 46 and 47, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

Lot 3, "THUNDERBIRD VILLAGE FIRST ADDITION," as per plat recorded in Volume 13 of Plats, pages 46 and 47, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.