

When recorded return to:

Iaccino Holdings, LLC
2409 Menard Avenue
Seabrook, TX 77586

Land Title and Escrow
200962-LT

BARGAIN AND SALE DEED

THE GRANTOR(S) Tim Schmid, Personal Representative of the Estate of John Richard Diamond a/k/a John Richard Schmid, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 20-4-00517-29 for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, bargains, sells, and conveys to Iaccino Holdings, LLC, a Texas Limited Liability Company the following described estate, situated in the County of Skagit, State of Washington:

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

Ptn Gov Lots 3 & 4, 25-35-4 E W.M.

Tax Parcel Number(s): 350425-0-019-0005/P37612 & 350425-0-021-0001/P37614 & 350425-0-039-0100/P37635 & 350425-0-039-0209/P37636

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

Dated: December 15, 2021

Estate of John Richard Diamond

By: 
Tim Schmid, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5974

Dec 30 2021

Amount Paid \$19140.00

Skagit County Treasurer
By Lena Thompson Deputy

STATE OF _____

COUNTY OF _____

This record was acknowledged before me on _____ day of _____, 2021 by Tim Schmid, Personal Representative of Estate of John Richard Diamond.

Signature _____

Title _____

My appointment expires:

See attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On December 27, 2021 before me, Atalay Sofuoğlu, Notary Public
(insert name and title of the officer)

personally appeared Tim Schmid, personal representative *
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

*for the Estate of John Richard Diamond

WITNESS my hand and official seal.



Signature

(Seal)

Clear Form

Print Form

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 23430 Diamond Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): 350425-0-019-0005/P37612 & 350425-0-021-0001/P37614 & 350425-0-039-0100/P37635 & 350425-0-039-0209/P37636

Property Description:

PARCEL "A"

That portion of Government Lots 3 and 4, Section 25, Township 35 North, Range 4 East, W.M., lying South of the centerline of Hart's Slough (sometimes referred to as Batey's Slough), as the same existed on June 18, 1926, EXCEPT rights of way of Northern Pacific Railway Company and Seattle Lake Shore and Eastern Railway Company, EXCEPT State Highway, AND EXCEPT that portion of said Government Lot 3, lying within the "PLAT OF JANICKI COVE DIV. NO. 1," as per plat recorded in Volume 10 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of the old right of way of Secondary State Highway No. 1-A, (Third Street Extension) in the North 1/2 of the Southwest 1/4, and Government Lot 3 of Section 25, Township 35 North, Range 4 East, W.M., lying South of the South line of its intersection with the River Road No. 481, and North of the North Bank of the Skagit River, EXCEPT any portion lying within the "PLAT OF JANICKI COVE DIV. NO. 1," as per plat recorded in Volume 10 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C"

All that portion of Burlington Northern Railway Company's 100 foot wide Clear Lake to Sedro-Woolley Branch Line, now discontinued, being 50 feet wide on each side of the main tract centerline as originally located and constructed upon, over and across Government Lot 4, Section 25, Township 35 North, Range 4 East, W.M., near Sedro-Woolley, Skagit County, Washington, lying between two lines drawn perpendicular to said main tract centerline and being respectively, at the South line of said Section 25 and 1,117.4 feet Northerly as measured along said main tract line from the South line of Section 25.

Situate in the County of Skagit, State of Washington.