

When recorded return to:

Gurpal Singh Bhandol and Rabinder K. Bhandol
Sarpal Singh Bhandol, and Navdeep K. Bhandol
6708 Marshall Avenue Southeast
Auburn, WA 98092

202755-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arth LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys, and warrants to Gurpal Singh Bhandol and Rabinder K. Bhandol, a married couple, as to an undivided interest of 66% and Sarpal Singh Bhandal and Navdeep K. Bhandol, a married couple, as to an undivided interest of 34% the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: ptn Tr. C, Rev SP 46-81, AF #8108250001 & ptn NW 1/4 SE 1/4, 26-34-3 E W.M.

Tax Parcel Number(s): 340326-1-004-0200/P109057 & 340326-4-006-0003/P22816

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. 202755-LT.

DATED: December 28, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-245
Jan 21 2022
Amount Paid \$49845.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Arth LLC, a Limited Liability Company

By: Amrit Pal K Mann
Amrit Pal K Mann, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20th day of Jan., 2022 by Amrit Pal K Mann
as Member of Arth LLC.

Katey M. Von Hagel
Signature

Notary
Title

My appointment expires: 4-9-2024



Arth LLC, a Limited Liability Company

By: Vinny Bains
Vinny Bains, Member

STATE OF Indiana

COUNTY OF Marion

This record was acknowledged before me on 29th day of December, 2021 by Vinny Bains as
Member of Arth LLC.

James Garrett Crabtree
Signature

Branch Manager
Title

My appointment expires: 7/31/2022

Stamp/Seal:

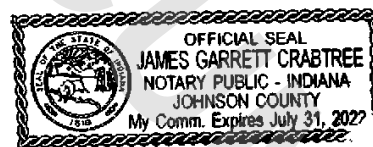


Exhibit A**PARCEL "A":**

That portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Tract B of said Short Plat 46-81;
 thence North 0°25'41" East, a distance of 1,970.75 feet to the North line of said Tract C;
 thence South 89°48'10" East, along the North line of said Tract C, a distance of 1,320.63 feet to the Northeast corner of said Tract C;
 thence South 0°41'31" West along the East line of said Tract C, a distance of 1,086.68 feet;
 thence North 89°37'43" West, a distance of 243.16 feet to the Northwest corner of Tract A of said Short Plat;
 thence South 0°41'31" West, 232.56 feet to the Southwest corner of said Tract A;
 thence South 89°37'43" East, along the South line of said Tract A, a distance of 93.16 feet;
 thence South 0°41'31" West, a distance of 125.00 feet;
 thence South 89°37'43" East, a distance of 150.00 feet;
 thence South 0°41'31" West, a distance of 1,174.24 feet to the Southeast corner of said Tract C;
 thence North 89°27'09" West along the South line of said Tract C, a distance of 933.56 feet;
 thence North 0°25'41" East, a distance of 580.80 feet;
 thence North 89°27'09" West, a distance of 375.00 feet to the East line of said Tract B;
 thence North 0°25'41" East along the East line of said Tract B, a distance of 58.85 feet to the Point of Beginning;

EXCEPT Jungquist and Kamb Roads along the South and East lines thereof;

ALSO EXCEPTING that portion described as follows:

Beginning at the intersection of the center lines of Kamb Road and Jungquist Road;
 thence North, along the center line of Kamb Road, a distance of 620 feet;
 thence West, parallel to the center line of Jungquist Road, a distance of 325 feet;
 thence South, parallel to the center line of Kamb Road, a distance of 390 feet;
 thence West, parallel to the center line of Jungquist Road, a distance of 135 feet;
 thence South, parallel to the center line of Kamb Road, a distance of 230 feet, more or less, to the center line of Jungquist Road;
 thence East, along said center line, a distance of 460 feet, more or less, to the point of beginning.

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement to construct, re-construct, place and replace, repair and maintain a water line over, under, across and through the West 10 feet of the East 265 feet of the above described excepted property.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

ALSO, TOGETHER WITH an easement for existing water line as reserved in Deed recorded October 17, 2003, as Auditor's File No. 200310170024, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 3 East, W.M.,

EXCEPT County road, dike and drainage ditch rights-of-way,

AND EXCEPT the East 330 feet of that portion of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying West of the County Road running North and South along the East line of said subdivision.

TOGETHER WITH that portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, page 119, under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the intersection of the centerlines of Kamb Road and Jungquist Road;
thence North along the centerline of Kamb Road, a distance of 620 feet;
thence West parallel to the centerline of Jungquist Road, a distance of 325 feet;
thence South parallel to the centerline of Kamb Road, a distance of 390 feet;
thence West parallel to the centerline of Jungquist Road, a distance of 135 feet;
thence South parallel to the centerline of Kamb Road, a distance of 230 feet, more or less, to the centerline of Jungquist Road;
thence East along said centerline, a distance of 460 feet, more or less, to the point of beginning,

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

Situate in the County of Skagit, State of Washington.