

**When recorded return to:**  
Gary Cowan and Tralean Cowan  
604 Reed Street  
Sedro Woolley, WA 98284

70191025  
**TICOR TITLE**

CHICAGO TITLE COMPANY  
620050788

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

Breckenridge Property Fund 2016, LLC, a Delaware limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand  
paid, bargains, sells, and conveys to  
Gary A Cowan and Tralean Cowan, a married couple

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

LOT 3 OF SEDRO-WOOLLEY SHORT PLAT NO. SW 09-96, APPROVED JUNE 30, 1998,  
RECORDED JULY 15, 1998, IN BOOK 13 OF SHORT PLATS, PAGE 146, UNDER AUDITOR'S  
FILE NO. 9807150090, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A  
PORTION OF BLOCK 31, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", AS PER PLAT  
RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P113444/4166-031-000-0200,

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2022-1114  
Mar 21 2022  
Amount Paid \$6805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**BARGAIN AND SALE DEED**

(continued)

Dated: February 22, 2022

Breckenridge Property Fund 2016, LLC  
a Delaware limited liability companyBy: Wedgewood, LLC  
a Delaware limited liability company  
Its ManagerBY: 

Authorized Agent

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 the document.

State of California )  
County of Los Angeles )On \_\_\_\_\_ before me, \_\_\_\_\_ a Notary  
Public,

personally appeared \_\_\_\_\_, 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.

See Attached

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

My Commission Expires: \_\_\_\_\_

## CALIFORNIA CERTIFICATE OF 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 Los Angeles )

On 2/23/2022 before me, Emilie Atoun, a Notary Public,  
(here insert name and title of this officer)

personally appeared \_\_\_\_\_

Wade Brandenberger

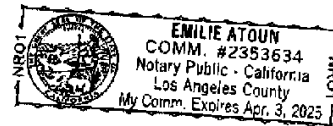
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

WITNESS my hand and official seal.

Signature Emilie Atoun

(Seal)



## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-Fact  
☐ Corporate Officer(s) \_\_\_\_\_

\_\_\_\_\_ Title \_\_\_\_\_

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_

\_\_\_\_\_  
 Name(s) of Person(s) or Entity(ies) Signer is Representing

## Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

## Other:

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ \_\_\_\_\_