

When recorded return to:

Upper Skagit Indian Tribe  
25944 Community Plaza Way  
Sedro-Woolley, WA 98284

2059100 - LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S)

Turnkey General LLC, a Washington Limited Liability Company, ,

for and in consideration of

ONE MILLION TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$1,260,000.00)

in hand paid, conveys, and warrants to  
Upper Skagit Indian Tribe

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: (Required if full legal not inserted above.)

Lots 1-8, Block 1, Junction Add; & Lot 1, Block 1, Rosedale Garden Tracts

Tax Parcel Number(s): 4166-027-008-0007/P76805 & 4169-001-001-0105/P76857 & 4166-027-007-0008/P76804  
& 4166-027-008-0106/P76806 & 4169-001-001-0006/P76856

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222553

Jun 21 2022

Amount Paid \$21533.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Dated: June 09, 2022

Turnkey General LLC, a Limited Liability Company

By: [Signature]  
Robert Hayden, Co-Managing Member

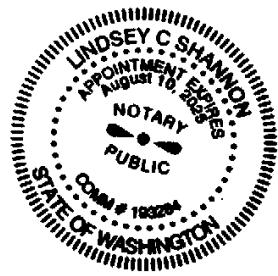
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 6<sup>th</sup> day of JUNE, 2022 by Robert Hayden as Co-  
Managing Member of Turnkey General LLC.

[Signature]  
Signature

NOTARY PUBLIC  
Title

My appointment expires: AUG. 10, 2025



**EXHIBIT "A"****LEGAL DESCRIPTION**

Parcel Number: 4166-027-008-0007/P76805 & 4169-001-001-0105/P76857 & 4166-027-007-0008/P76804 & 4166-027-008-0106/P76806 & 4169-001-001-0006/P76856

PARCEL "A": (P76804)

Lot 2, 3, 6 and 7, Block 27, "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.

PARCEL "B": (P76856)

Lot 1, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington,

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 1;  
thence Easterly along the South line thereof to a point on the center of the alley in Block 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington;  
thence Northerly along the Northerly extension of the center line of said alley to a point on the North line of said Lot 1;  
thence Westerly along the North line of said Lot 1 to the Northwest corner thereof;  
thence South along the West line of said Lot 1 to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C": (P76805)

The West 1/2 of Lots 1, 4, 5 and 8 in Block 27, "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.

PARCEL "D": (P76806)

The East 1/2 of Lots 1, 4, 5 and 8, Block 27, "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.

PARCEL "E": (P76857)

That portion of Lot 1, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" as per plat recorded in Volume 3 of Plats, page 32, records of Skagit County, Washington, described as follows:

Begin at the Southwest corner of said Lot 1;  
thence Easterly along the South line thereof to a point on the center of the alley in Block 27, "REPLAT OF THE

JUNCTION ADDITION TO SEDRO" as per plat recorded in Volume 3 of Plats, page 48. records of Skagit County, Washington;  
thence Northerly along the Northerly extension of the center line of said alley to a point on the North line of said Lot 1;  
thence Westerly along the North line of said Lot 1 to the Northwest corner thereof;  
thence South along the West line of said Lot 1 to the Point of Beginning.

Situate in the County of Skagit, State of Washington.