

When recorded return to:

John Peth and Sons, Inc.
13470 D'Arcy Road
Bow, WA 98232

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Padilla Bay, LLC, a Washington Limited Liability Company, ,

for and in consideration of

THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$340,000.00)

in hand paid, conveys, and warrants to

John Peth and Sons, Inc., a Washington Corporation

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.)

ptn SW 1/4 SW 1/4, 17-35-03 & ptn NW 1/4 NW 1/4, 20-35-03

Tax Parcel Number(s): 350317-3-005-0200/P117448 & 350320-2-002-0100/P117449

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222663

Jun 28 2022

Amount Paid \$6057.00

Skagit County Treasurer

By Lena Thompson Deputy

Dated: June 28, 2022

Padilla Bay, LLC, a Limited Liability Company

By: 

Benjamin P. Paulus, Manager

STATE OF WASHINGTON
COUNTY OF ~~SKAGOT~~ King

This record was acknowledged before me on 27th day of June, 2022 by Benjamin P. Paulus as
Manager of Padilla Bay, LLC.


Signature

Notary
Title

My appointment expires: February 10, 2023

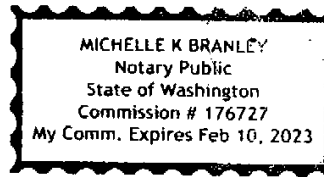


EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN D'Arcy Road, Bow, WA 98232

Tax Parcel Number(s): 350317-3-005-0200/P117448 & 350320-2-002-0100/P117449

Property Description:

Parcel A:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 North, Range 3 East, W.M., and that portion of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 20 (Northwest Section corner);

thence South $0^{\circ}22'15''$ West 1,330.49 feet along the West line of said Northwest 1/4 of the Northwest 1/4 to the Southwest corner thereof (1/16 corner);
thence North $89^{\circ}04'38''$ East 150.00 feet along the South line of said Northwest 1/4 of the Northwest 1/4;
thence North $0^{\circ}22'15''$ West 537.78 feet parallel with said West line of the Northwest 1/4 of the Northwest 1/4 to the centerline of an existing field ditch;
thence along said field ditch South $81^{\circ}49'43''$ East 313.96 feet;
thence South $85^{\circ}7'10''$ East 350.28 feet;
thence leaving said field ditch, North $0^{\circ}22'15''$ West 2,210.67 feet, more or less, parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 20 to the North line of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 North, Range 3 East, W.M.;
thence South $88^{\circ}56'49''$ West 798.46 feet, more or less, along said North line of the Southwest 1/4 of the Southwest 1/4 to the Northwest corner thereof;
thence South $0^{\circ}06'06''$ West 1,332.26 feet along the West line of said Southwest 1/4 of the Southwest 1/4 to the Southwest corner of said subdivision (Southwest Section corner) and being the point of beginning.

EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 North, Range 3 East, W.M., lying Northwesterly of the centerline of Joe Leary Slough;

AND EXCEPT D'Arcy Road right-of-way;

EXCEPT

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 20 (Northwest Section corner);

thence South $0^{\circ}22'15''$ West, 1,330.49 feet along the West line of said Northwest 1/4 of the Northwest 1/4 to the Southwest corner thereof (1/16TM corner);
thence North $89^{\circ}04'38''$ East 150.00 feet along the South line of said Northwest 1/4 of the Northwest 1/4;
thence North $0^{\circ}22'15''$ West 537.78 feet parallel with said West line of the Northwest 1/4 of the Northwest 1/4 to the centerline of an existing field ditch;
thence along said field ditch South $81^{\circ}49'43''$ East 313.96 feet;

Parcel A continued:

thence South $85^{\circ}7'10''$ East 350.28 feet;
thence leaving said field ditch, North $0^{\circ}22'15''$ West 878.56 feet, more or less, parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 20 to the North line of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 3 East, W.M.;
thence South $88^{\circ}57'04''$ West 809.43 feet, more or less, along said North line of the Northwest 1/4 of the Northwest 1/4 of said Section 20 to the Northwest corner of said Section 20, and being the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 20 (Northwest Section corner);
thence South $1^{\circ}10'20''$ West, 769.81 feet along the West line of said Northwest 1/4 of the Northwest 1/4 to the centerline of an existing ditch;
thence South $80^{\circ}40'31''$ East along the centerline of said ditch, a distance of 151.52 feet;
thence South $80^{\circ}17'08''$ East a distance of 313.96 feet;
thence South $83^{\circ}44'35''$ East 350.28 feet;
thence leaving said field ditch, North $1^{\circ}0'20''$ East 878.56 feet, more or less, parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 20 to the North line of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 3 East, W.M.;
thence North $89^{\circ}30'21''$ West 809.43 feet, more or less, along said North line of the Northwest 1/4 of the Northwest 1/4 of said Section 20 to the Northwest corner of said Section 20, being the Point of Beginning.

Situate in the County of Skagit, State of Washington.