

After recording, return to:

Michael J. Royse
Eisenhower Carlson PLLC
909 A Street, Suite 600
Tacoma, WA 98402

CTI 221355-NCS
Title No. 620051264

Document Title:	Bargain and Sale Deed
Grantors:	Logan Creek Holdings II LLC, a Washington limited liability company
Grantee:	Willow Bridge, LLC, a Washington limited liability company
Legal Descr.:	Lots A and B Short Plat No. MV-22-76 in SW NW, 21-34-4E, W.M
Tax Parcel Nos.:	P54871; 3770-000-010-0000


BARGAIN AND SALE DEED

LOGAN CREEK HOLDINGS II LLC, a Washington limited liability company ("**Grantor**"), for valuable consideration in hand paid, bargains, sells and conveys to WILLOW BRIDGE, LLC, a Washington limited liability company, ("**Grantee**") all of Grantor's interest in and to the real property described on **Exhibit A**, attached hereto and made part hereof, and located in Skagit County, Washington, subject only to those exceptions set forth on **Exhibit B**.

DATED this 30th day of AUGUST, 2022.

GRANTOR:

LOGAN CREEK HOLDINGS II LLC, a Washington
limited liability company


By: Jan Kallishian
Its: Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223755
Sep 12 2022
Amount Paid \$4806.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF Skeg)

I certify that I know or have satisfactory evidence that Jan Kallshian is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he is authorized to execute the instrument and acknowledged it as the Manager of LOGAN CREEK HOLDINGS II LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 30 day of August 2022.



Margaret A Moore
Name: Margaret A Moore
Notary Public in and for the State of Washington
residing at: Oak Harbor WA

EXHIBIT A
LEGAL DESCRIPTION

Tract 10, ASSESSORS PLAT OF PURCELL'S TRACTS, as per plat recorded in Volume 9 of Plats, Page 105, records of Skagit County, Washington.

EXCEPT the West 10 feet thereof conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8707160031, records of Skagit County, Washington.

ALSO EXCEPT that portion thereof conveyed to the City of Mount Vernon by Deed recorded under Auditors File No. 9104090029, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B**TITLE EXCEPTIONS**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Pipelines
Recording Date: July 13, 1955
Recording No.: 520831
Affects: Affects: Parcel B
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Purcell's Tracts:
Recording No: 743016
Affects: Parcel B
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: January 30, 1979
Recording No.: 895735
Affects: Affects: Parcel B
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County
Purpose: Utilities
Recording Date: August 9, 1979
Recording No.: 7908090008
Affects: Affects: Parcel B
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: April 12, 1991
Recording No.: 9104120093
Affects: Parcel B
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
Recording No: 201604150055
Affects: Parcel B