

When recorded return to:

Bughouse Partners LLC  
29378 Outlook Lane  
Sedro Woolley, WA 98284

*Excise  
# 2021-5009  
Excise Pct# 17.538-  
Pd 10.29.21*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*Fulfillment*  
**SEP 26 2022**

Amount Paid \$  
Skagit Co. Treasurer  
By *LT* Deputy

**STATUTORY WARRANTY DEED  
(FULFILLMENT)**

206445-LT



**202209260082**

09/26/2022 12:41 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

Seller: **Darrell J. Drummond,  
Trustee of the Darrell John Drummond Separate Property Trust  
dated October 16, 1990**

Seller's Address: **P.O. Box 674 Sedro-Woolley, WA 98284**

Purchaser: **Bughouse Partners LLC, a Washington limited liability company**

Purchaser's Address: **29378 Outlook Lane Sedro-Woolley, WA 98284**

Abbreviated Legal: **Section 15, Township 35 North, Range 5 East; Ptn E 1/2 NW**

Tax Parcel Number(s): **P39137, P39149, P39134, P39135, P39148, P39136, & P39138**

Recorded Contract AFN: **202110290138**

Excised Affidavit No. **2021-5009** Paid \$17538.00 on 10/29/2021.

When recorded return to:

Bughouse Partners LLC  
29378 Outlook Lane  
Sedro-Woolley, WA 98284

**STATUTORY WARRANTY DEED  
(Fulfillment)**

Reference No. ~~202997-LT~~ <sup>206445-LT</sup>

THE GRANTOR(S) Darrell J. Drummond, Trustee of the Darrell John Drummond Separate Property Trust, dated October 19, 1990

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00) DOLLARS

in hand paid, conveys, and warrants to Bughouse Partners LLC, a Washington Limited Liability Company

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

PARCEL "A":

That portion of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 15, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway No. 17-A, as said highway existed on November 1, 1966, EXCEPT Puget Sound and Baker River Railroad right of way, AND EXCEPT the following tracts:

1. Beginning at the intersection of the North line of said State Highway No. 17-A, and the North and South centerline of said section;  
thence North along said centerline 620 feet;  
thence West 20 feet;  
thence South 30° West 216 feet;  
thence South 52° West 330 feet;  
thence South 8° West to North line of said highway;  
thence Easterly along the North line of said highway to point of beginning.
2. Beginning at a point on the North and South centerline of said section, 620 feet North of the North line of said State Highway No. 17-A;  
thence West 20 feet;  
thence South 30° West to a point 490 feet North of the North line of said highway, and the true point of beginning of this description;  
thence West parallel to the North line of said highway right of way 490 feet;  
thence South parallel to the North and South centerline of said section, 490 feet, more or less, to the North line of said highway right of way;  
thence Easterly along said highway right of way to the Southwest corner of a tract conveyed to Norman

Eugene Mitchell and Linda E. Mitchell, husband and wife, by deed dated April 15, 1960, recorded April 19, 1960, under Auditor's File No. 593387;  
thence Northerly and Easterly along the West line of said Mitchell tract to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 15, Township 35 North, Range 5 East, W.M., lying North of the County road, AND EXCEPT railway rights of way, AND EXCEPT the West 20 feet thereof for road purposes.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northwest 1/4 of Section 15, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North and South centerline of said section. 620 feet North of the North line of State Highway No. 17-A;  
thence West 20 feet;  
thence South 30° West to a point 490 feet North of the North line of said highway, said point being the Northeast corner of that certain tract of land deeded to Carol Hardin by Quit Claim Deed recorded under Auditor's File No. 777684, records of Skagit County, Washington, being also the true point of beginning;  
thence South 86°15' West along the North line of said Hardin Tract a distance of 490 feet to the Northwest corner of said Hardin Tract;  
thence South along the West boundary of said Hardin Tract, a distance of 13.6 feet;  
thence South 83°49'37" East a distance of 412.5 feet to the East line of said Hardin Tract;  
thence North 52° East a distance of 62.2 feet;  
thence North 30° East a distance of 59.7 feet to the true point of beginning,

EXCEPT from Parcels "B" and "C" above described, the following :

Beginning at a point on the North and South centerline of said section, 620 feet North of the North line of State Highway No. 17-A;  
thence West 20 feet;  
thence South 30° West to a point 490 feet North of the North line of said State Highway, said point being the Northeast corner of that certain tract of land deeded to Carol Hardin by Quit Claim Deed recorded under Auditor's File No. 777684, records of Skagit County, Washington;  
thence South 86°15' West along the North line of said Hardin Tract a distance of 490.0 feet to the Northwest corner of said Hardin Tract;  
thence South along the West boundary of said Hardin Tract a distance of 13.6 feet to the true point of beginning;  
thence North 83°19'37" West a distance of 85.0 feet;  
thence South 0°41'52" West a distance of 442.4 feet to a point 50 feet (at right angles to the centerline of said State Highway) North of the North boundary of said State Highway No. 17-A;  
thence North 86°15' East a distance of 90.1 feet to the West line of said Hardin Tract;  
thence North along the West boundary of said Hardin Tract a distance of 427.3 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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

ptn NW 1/4, 15-35-5 E W.M.

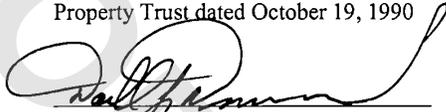
Tax Parcel Number(s): 350515-2-005-0008/P39138 & 350515-2-015-0006/P39149 & 350515-2-014-0007/P39148 & 350515-2-004-0009/P39137 & 350515-2-002-0001/P39135 & 350515-2-001-0002/P39134 & 350515-2-003-0000/P39136

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 15, 2021 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 10-29-21, receipt number 2021-5009

Dated: October 12, 2021

Darrell John Drummond Separate  
Property Trust dated October 19, 1990

  
\_\_\_\_\_  
Darrell J. Drummond, Trustee

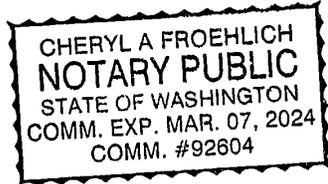
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Darrell J. Drummond signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Trustee of the Darrell John Drummond Separate Property Trust dated October 19, 1990 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 28 day of Oct, 2021

  
\_\_\_\_\_  
Signature

Notary  
\_\_\_\_\_  
Title



My appointment expires: 3-7, 2024