

When recorded return to:

Chris Davey and Jessica A. Nguyen
19526 East Hickox Road
Mt Vernon, WA 98274

203151-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235640

Feb 28 2023

Amount Paid \$48065.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Farm and Garden LLC, a Limited Liability Company**

for and in consideration of TWO MILLION SEVEN HUNDRED THOUSAND AND 00/100 Dollars
(\$2,700,000.00)

in hand paid, conveys, and warrants to **Chris Davey and Jessica A. Nguyen, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

Ptn Gov Lot 2 & Ptn SW ¼ NE ¼, 5-33-4 E W.M.

Tax Parcel Number(s): 330405-0-003-0100/P130116 & 330405-0-003-0009/P16326 & 330405-1-002-0206/P16359 & 330405-1-002-0107/P16358

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 203151-LT.

(attached to Statutory Warranty Deed)

Dated: February 23, 2023

Farm and Garden LLC, a Washington Limited Liability Company

By: _____
Patti L. Ward, Managing Member

By: Rachael M. Sparwasser
Rachael M. Sparwasser, Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27th day of February, 2023 by Patti L. Ward and Rachel M. Sparwasser, as Managing Members of Farm and Garden LLC.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

(attached to Statutory Warranty Deed)

Dated: February 23, 2023

Farm and Garden LLC, a Washington Limited Liability Company

By: 
Patti L. Ward, Managing Member

By: _____
Rachael M. Sparwasser, Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on ____ day of _____, 2023 by Patti L. Ward and Rachel M. Sparwasser, as Managing Members of Farm and Garden LLC.

Signature

Title

Please see attached
California compliant
Acknowledgment/Jurat

My commission expires:

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 Riverside ei'
County of San Bernardino

On 02/24/2023 before me, INEZ JUAREZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Patti L. Ward
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 [Signature]

(Seal)

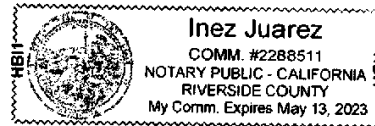


Exhibit A**PARCEL "A":**

That portion of Government Lot 2, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot 2 (North 1/4 corner);
thence North 89°24'08" East along the North line of said Government Lot 2 for a distance of 340.06 feet;
thence South 0°13'45" East for a distance of 30.00 feet, more or less, to the Southerly right of way margin of Hickox Road and being the true point of beginning;
thence continue South 0°13'45" East for a distance of 303.72 feet;
thence South 89°24'08" West for a distance of 283.40 feet, more or less, to the Easterly right of way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;
thence North 3°04'53" West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right of way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right of way deed recorded under Skagit County Auditor's File No. 807295;
thence North 43°09'38" East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right of way margin of Hickox Road at a point bearing South 89°24'08" West from the true point of beginning;
thence North 89°24'08" East along said Southerly margin for a distance of 248.52 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southwest 1/4 of the Northeast 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT the South 20 acres,

AND EXCEPT the West 40 feet thereof as recorded February 9, 1911 and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively,

ALSO EXCEPT the following described tract:

Beginning at a point on the West line of said Southwest 1/4 of the Northeast 1/4, which point bears South 3°05'00" East, a distance of 1,350.26 feet from the Northwest corner of the Northeast 1/4 of Section 5;
thence North 88°25'00" East, a distance of 40.01 feet to a point on the East right of way line of that County Road known as the Burkland Road and which point is the true point of beginning of this description;
thence continuing North 88°25'00" East, a distance of 150.00 feet;
thence South 3°05'00" East, a distance of 92.00 feet;
thence South 88°25'00" West, a distance of 150.00 feet to a point on the East line of said County Road;
thence North 3°05'00" West along the East line of said County Road, a distance of 92.00 feet to the true point of beginning of this description, also being known as Tract "A" of Short Plat No. 11-74.

TOGETHER WITH Lot 2, Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT a tract beginning at a point on the East line of said lot, 697 feet South of the Northeast corner thereof;

thence Northwesterly paralleling and keeping 14 feet out from the base of a hill a distance of 900 feet, more or less, to the North line of said lot;

thence East along the North line of said lot, 540 feet, more or less, to the Northeast corner of said lot;

thence South to the point of beginning,

AND EXCEPT the West 40 feet thereof conveyed to Skagit County for road purposes by deeds recorded February 9, 1911, and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively and that portion thereof conveyed to Skagit County by right of way deed recorded under Auditor's File No. 807295,

AND EXCEPT that portion conveyed to Drainage District No. 17 of Skagit County by deed recorded January 14, 1949, under Auditor's File No. 427055.

ALSO EXCEPT that portion lying within Hickox Road,

AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of said Government Lot 2 (North 1/4 corner);

thence North 89°24'08" East along the North line of said Government Lot 2 for a distance of 340.06 feet;

thence South 0°13'45" East for a distance of 30.00 feet, more or less, to the Southerly right-of-way margin of Hickox Road and being the true point of beginning;

thence continue South 0°13'45" East for a distance of 303.72 feet;

thence South 89°24'08" West for a distance of 283.40 feet, more or less, to the Easterly right of way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;

thence North 3°04'53" West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right-of-way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right of way deed recorded under Skagit County Auditor's File No. 807295;

thence North 43°09'38" East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right of way margin of Hickox Road at a point bearing South 89°24'08" West from the true point of beginning;

thence North 89°24'08" East along said Southerly margin for a distance of 248.52 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.