

AFTER RECORDING MAIL TO:

Bayview MHP LLC  
PO Box 20626  
Seattle, WA 98102

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237751

Aug 21 2023

Amount Paid \$95080.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for Record at Request of:  
First American Title Insurance Company National Commercial  
Services

*Space above this line for Recorders use only*

**BARGAIN AND SALE DEED**

File No: **NCS-1184355-OR1 (ch)**

Grantor(s): **Bayview Mobile Home Park MV, L.L.C., a Washington Limited Liability Company**

Grantee(s): **Bayview MHP LLC, a Washington limited liability company**

Abbreviated Legal: **Ptn. S/2, NE 31-35-3E**

Additional Legal on page: **3**

Assessor's Tax Parcel No(s): **P35114**

**THE GRANTOR(S), Bayview Mobile Home Park MV, L.L.C., a Washington Limited Liability Company, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, conveys to Bayview MHP LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.**

See Legal Description attached hereto as **Exhibit A** and by this reference incorporated herein.

Subject To: See **Exhibit B** attached hereto and by reference made a part hereof.

APN: P35114

Bargain and Sale Deed  
- continuedFile No.: NCS-1184355-OR1 (ch)  
Date: 08/10/2023Dated: 8/21/2023Bayview Mobile Home Park MV, L.L.C., a  
Washington limited liability companyBy: M. Joan Weiss

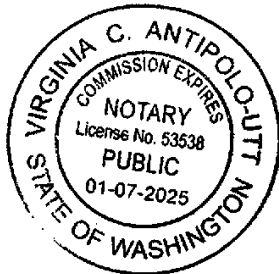
Name: M. Joan Weiss

Title: Manager

STATE OF Washington )

)-ss

COUNTY OF )

This record was acknowledged before me on August 18, 2023 by **M. Joan Weiss as Manager of Bayview Mobile Home Park MV, L.L.C..**Virginia C. Antipolou  
Notary Public

My commission expires:

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Bargain and Sale Deed  
- continuedFile No.: NCS-1184355-OR1 (ch)  
Date: 08/10/2023**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**PARCEL "A":**

**THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 52'30" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 621.58 FEET; THENCE NORTH 70 DEGREES 49'25" WEST ALONG THE CENTERLINE OF THE EXISTING COUNTY ROAD 247.13 FEET; THENCE SOUTH 8 DEGREES 09' WEST 20.37 FEET TO THE SOUTHERLY BOUNDARY OF SAID ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 8 DEGREES 09' WEST 62.10 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 53'30" WEST ALONG SAID SOUTH LINE 681.73 FEET; THENCE NORTH 21 DEGREES 49'30" EAST 301.55 FEET TO THE SOUTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH 67 DEGREES 21'10" EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 162.44 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; SAID CURVE HAVING RADIUS OF 2884.79 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 28'15", AN ARC DISTANCE OF 174.75 FEET TO THE END OF SAID CURVE; THENCE SOUTH 70 DEGREES 49'25" EAST ALONG THE SOUTHERLY LINE OF THE COUNTY ROAD 280.87 FEET TO THE TRUE POINT OF BEGINNING;**

**EXCEPT TIDE LANDS OF THE SECOND CLASS, IF ANY.**

**PARCEL "B":**

**THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 53'30" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 621.58 FEET; THENCE NORTH 70 DEGREES 49'25" WEST ALONG THE CENTERLINE OF THE EXISTING COUNTY ROAD 524.10 FEET TO THE BEGINNING OF A CURVE IN SAID COUNTY ROAD; THENCE NORTH 19 DEGREES 10'35" EAST 20.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID ROAD, THE TRUE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 03'29" EAST 647.29 FEET TO THE CENTERLINE OF VACATED "H" STREET IN BAYVIEW;**

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THENCE SOUTH 68 DEGREES 58'20" WEST ALONG SAID CENTERLINE 501.59 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO C. B. PAULSON IN DEED RECORDED AS AUDITOR'S FILE NO. 370772, RECORDS OF SKAGIT COUNTY;  
THENCE SOUTH 89 DEGREES 53'30" WEST ALONG THE NORTH LINE OF SAID TRACT 65.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT;  
THENCE SOUTH 0 DEGREES 06'30" EAST 24.95 FEET TO THE CENTERLINE OF VACATED "H" STREET;  
THENCE SOUTH 68 DEGREES 58'20" WEST 62.64 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID C. PAULSON AND PATRICIA A. PAULSON BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 583174 RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH 3 DEGREES 39'50" WEST ALONG THE EASTERLY LINE OF SAID TRACT 216.57 FEET TO A POINT ON A CURVE IN THE NORTHERLY LINE OF SAID COUNTY ROAD HAVING A RADIUS POINT BEARING SOUTH 17 DEGREES 33'01" WEST A DISTANCE OF 1452.39 FEET;  
THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 5 DEGREES 05'49" A DISTANCE OF 129.20 FEET;  
THENCE SOUTH 67 DEGREES 21'10" EAST ALONG THE NORTHERLY LINE OF SAID COUNTY ROAD 228.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2844.79 FEET;  
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 28'15" A DISTANCE OF 172.33 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL "C":**

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID C. PAULSON AND PATRICIA A. PAULSON BY QUIT CLAIM DEED AS RECORDED UNDER AUDITOR'S FILE NO. 583174, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH 3 DEGREES 39'50" WEST ALONG THE EASTERLY LINE OF SAID PAULSON TRACT, 216.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE COUNTY ROAD;  
THENCE NORTH 1 DEGREE 27'10" WEST, 208.84 FEET TO THE CENTERLINE OF VACATED "H" STREET, IN BAYVIEW;  
THENCE NORTH 68 DEGREES 58'20" EAST ALONG THE CENTERLINE OF SAID VACATED "H" STREET, 20.50 FEET TO THE POINT OF BEGINNING.

**EXCEPT THE FOLLOWING DESCRIBED PARCEL:**

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL C, AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN VOLUME 750, AT PAGE 86 UNDER AUDITOR'S FILE NO. 8803310070, RECORDS OF SKAGIT COUNTY, WASHINGTON;

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**THENCE SOUTH 68 DEGREES 57'02" WEST, ALONG THE CENTERLINE OF VACATED "H" STREET IN BAYVIEW, A DISTANCE OF 14.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 50'44" WEST, PARALLEL WITH AND 2 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM AN EXISTING FENCE, A DISTANCE OF 103.81 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT C; THENCE NORTH 1 DEGREE 28'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 101.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE NORTH 68 DEGREES 57'02" EAST, ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 6.38 FEET TO THE POINT OF BEGINNING.**

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**PERMITTED EXCEPTIONS**

1. Terms and conditions of conditional use permit, recorded on January 13, 1982 as Auditor's File No. 8201130020.  
  
Said instrument was modified by instrument recorded on November 20, 1984, under Auditor's File No. 8411200004.
2. Agreement, affecting subject property, regarding mound fill system installation and the terms and provisions thereof between Joe Benninghoff and Skagit County, recorded on October 29, 1984 as Auditor's File No. 8410290034.
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on October 18, 1988, as Auditor's File No. 8810180042.
4. Terms and conditions of Findings of Fact Entry of Order re: Variance No. V-91-006, recorded on April 25, 1991 as Auditor's File No. 9104250087.
5. Terms and conditions of Findings of Fact, Conclusions of Law and Decision re: Variance No. VA-99-0267, recorded on September 25, 2000 as Auditor's File No. 200009250098.
6. Avigation Easement, affecting the air space over and above subject property for the purpose of unobstructed passage of aircraft including the right to cause noise as may ensue from the operations of aircraft and together with the right to enter upon said lands for the removal of trees, structures or objects of natural growth which exceed elevation zones including terms and provisions thereof granted to Port of Skagit County, a municipal corporation within the County of Skagit of the State of Washington recorded on October 23, 2007 as Auditor's File No. 200710230095.
7. Regulatory notice/agreement regarding airport and aircraft operations and noise disclosure Skagit Regional Airport Environs that may include covenants, conditions and restrictions affecting the subject property recorded on October 23, 2007 as Auditor's File No. 200710230096.
8. Terms and conditions of Skagit County Planning and Development Services Findings of Fact re: Administrative Decision PL07-0978, recorded on July 29, 2008 as Auditor's File No. 200807290147.
9. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.
10. General Taxes for the year 2024 a lien not yet due or payable