

POOR ORIGINAL

202411200044

11/20/2024 03:01 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
Sukhwinder S. Sunner
JBS Cascadia LLC, a Washington limited liability
company
1101 W Division Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243015
Nov 20 2024
Amount Paid \$22200.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056734

CHICAGO TITLE
620056734

BARGAIN AND SALE DEED

THE GRANTOR(S)

Lucinda L. Gerrior, an unmarried person

for and in consideration of in hand paid, bargains, sells, and conveys to
JBS Cascadia LLC, a Washington limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Ptn. NW, 19-34-4E, W.M.

Tax Parcel Number(s): P26680 / 340419-2-014-0005

BARGAIN AND SALE DEED
(continued)

Dated: 11-20-24

Lucinda L. Gerrior
Lucinda L. Gerrior

State of Washington

County of SKAGIT

This record was acknowledged before me on November 20, 2024 by Lucinda L. Gerrior.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

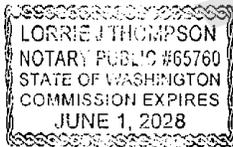


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26680 / 340419-2-014-0005

PARCEL A:

The West 150 feet of that portion of the East 698 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, lying North of Division Street produced West from the City of Mount Vernon and North of State Highway right of way;

EXCEPT road rights of way;

AND EXCEPT that portion thereof described as follows:

Beginning at the monumented center of said Section 19, as shown on that certain record of Survey map recorded in Volume 11 of Surveys, page 94, under Skagit County Auditor's File No. 9106240014, records of Skagit County, Washington;

Thence North 1°11'19" East 636.84 feet along the East line of the Northwest Quarter of said Section 19, to the Northeast corner of said South Half of the Southeast Quarter of the Northwest Quarter of Section 19;

Thence South 88°48'03" West, 698.61 feet along the North line of said subdivision to the Northwest corner of the above described tract;

Thence South 1°11'19" West 143.00 feet along the West line of said above described tract to the true point of beginning;

Thence continue South 1°11'19" West, 60.63 feet;

Thence North 10°00'08" East 59.92 feet to a point bearing South 79°59'52" East from the true point of beginning;

Thence North 79°59'52" West 9.29 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

The North 28 feet of the West 110 feet of the following described property:

That portion of the East 548 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of Division Street produced West from the City of Mount Vernon and Northerly of the State Highway right of way and lying Westerly of that certain tract described in Warranty Deed from Harvey E. Vaux and Nymah M. Vaux, husband and wife, to Mount Vernon Lodge No. 1604 of the Benevolent and Protective Order of Elks of the United States of America, recorded under Auditor's File No. 463074, records of Skagit County, Washington.

Situated in Skagit County, Washington.