

When recorded return to:

Rosario Sunsets LLC
60774 State Route 20
Marblemount, WA 98267

214063-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250475

Feb 21 2025

Amount Paid \$50905.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Equity Systems, Inc., a Washington Corporation**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange**

in hand paid, conveys and warrants to **Rosario Sunsets LLC, a Washington Limited Liability Company**

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

For Full Legal See Attached "Exhibit A"

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

Ptn Gov Lot 2, 22-34-1 E W.M.

Tax Parcel Number(s): 340122-0-013-0008/P19539 & 340122-1-005-0105/P19587

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214063-LT.

Dated: 2/5/2025

(attached to Statutory Warranty Deed)

Equity Systems, Inc., a Washington Corporation

By: *Larry P. Bughi*
Larry P. Bughi, President

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5 day of Feb, 2025 by Larry P. Bughi,
President of Equity Systems, Inc.

Belenne Skelton
Signature

Notary public
Title

My commission expires: *Aug 30 2025*



Exhibit A

PARCEL "A":

All that portion of the following described property lying within Government Lot 2, Section 22, Township 34 North, Range 1 East, W.M.

Beginning at a point on the East line of Government Lot 2, a distance of 583.8 feet North of the Southeast corner thereof;
thence West 330 feet;
thence North 75 feet;
thence East 330 feet to the East line of Government Lot 2;
thence South along the East line thereof for 75 feet to point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 2, Section 22, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 2, 583.8 feet North of the Southeast corner of said Government Lot 2;
thence West 158 feet;
thence South 7 feet;
thence East 158 feet to a point on the East line of said Government Lot 2;
thence North 7 feet to the point of beginning.

TOGETHER WITH that portion of the North 82.0 feet of the South 658.8 feet of the Southeast 1/4 of the Northeast 1/4 of said section lying West of the West line of that certain 30 foot wide County road known as Taylor Road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 2, Section 22, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of said Government Lot 2;
thence North along the East line of said Government Lot 2, a distance of 583.8 feet;
thence West a distance of 158 feet to the true point of beginning of this description;
thence continuing West a distance of 60 feet;
thence South a distance of 10 feet;
thence East a distance of 60 feet;
thence North a distance of 10 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.