

When recorded return to:

Laut Ball Properties LLC,
a Washington limited liability company
13084 Ball Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250511

Feb 25 2025

Amount Paid \$121575.00

Skagit County Treasurer
By Lena Thompson Deputy

Recorded by Stewart Guaranty Title Company 24000200971/ 212908-LT

BARGAIN AND SALE DEED

THE GRANTOR(S),

DAHLSTEDT FAMILY PROPERTIES, L.L.C., a Washington limited liability company by Resource Transition Consultants LLC, a Washington limited liability company, General Receiver

for and in consideration of
Ten Dollars (\$10.00) and other valuable consideration, in hand paid,

bargains, sells and conveys to

Laut Ball Properties LLC, a Washington Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO

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

Tr 2, Rev SP 14-83 #8608130026 (Ptn NW NW, 9-34-3 E W.M.) and Lot 1, 3, 4, & 5 BSP PL07-0187
#201108100067 (Ptn NW 1/4, 9-34-3 E W.M.)

Tax Parcel Number(s): P130699, P21275, P130701, P130702, and P130703

Dated: 2-20-25

DAHLSTEDT FAMILY PROPERTIES, L.L.C.,
a Washington limited liability company

By: Resource Transition Consultants LLC,
a Washington limited liability company, General
Receiver

BY: [Signature]
Kevin Hanchett, Member/Manager

State of WASHINGTON
County of SNOHOMISH

This record was acknowledged before me on 20 day of FEBRUARY, 2025 by Kevin Hanchett, as the Member/Manager of Resource Transition Consultants LLC, a Washington limited liability company, General Receiver for DAHLSTEDT FAMILY PROPERTIES, L.L.C., a Washington limited liability company.



[Signature]

Printed name: Lashona J. Fairman

Notary Public State of Washington

My commission expires: 12/20/2027

EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel Number: 340309-2-003-0100/P21275 & 8087-000-000-0001/P130699 & 8087-000-000-0003/P130701 & 8087-000-000-0004/P130702 & 8087-000-000-0005/P130703

PARCEL A:

Lot 2, Short Plat No. 14-83, Revised, approved August 12, 1986, recorded August 13, 1986, in Book 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, and being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.,

TOGETHER WITH easement as record February 25, 2025, under Auditor's File No. 202502250029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Lot 1, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress, over, under and across the east 20 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH that portion of the east 20 feet of Lot 3, said Revised Short Plat No. 14-83, lying Northerly of the following described line: Beginning at the Southeast corner of said Lot 3; Thence North 00°05'26" East 238.00 feet (bearing called North 00°05'32" East in previous descriptions) along the east line of said Lot 3; Thence South 89°46'44" West 20.00 feet (bearing called South 89°47'05" West in previous descriptions) to the terminus of said line, except that portion thereof lying within the parcel described above.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the West 30 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M. as described in the "Reservation of Easement" in Statutory Warranty Deed from Norman H. Dahlstedt and Patricia Louise Dahlstedt, husband and wife, to Puget Sound Power & Light Company, dated February 24, 1982, in Volume 467 of Deeds, pages 566 and 567, under Auditor's File No. 8202240060, records of Skagit County, Washington.

AND ALSO TOGETHER WITH easement as record February 25, 2025, under Auditor's File No. 202502250029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL C:

Lot 3, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress, over, under and across the east 20 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short

Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH that portion of the east 20 feet of Lot 3, said Revised Short Plat No. 14-83, lying Northerly of the following described line: Beginning at the Southeast corner of said Lot 3; Thence North 00°05'26" East 238.00 feet (bearing called North 00°05'32" East in previous descriptions) along the east line of said Lot 3; Thence South 89°46'44" West 20.00 feet (bearing called South 89°47'05" West in previous descriptions) to the terminus of said line, except that portion thereof lying within the parcel described above.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the West 30 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M. as described in the "Reservation of Easement" in Statutory Warranty Deed from Norman H. Dahlstedt and Patricia Louise Dahlstedt, husband and wife, to Puget Sound Power & Light Company, dated February 24, 1982, in Volume 467 of Deeds, pages 566 and 567, under Auditor's File No. 8202240060, records of Skagit County, Washington.

AND ALSO TOGETHER WITH easement as record February 25, 2025, under Auditor's File No. 202502250029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL D:

Lot 4, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH easement as record February 25, 2025, under Auditor's File No. 202502250029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL E:

Lot 5, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of the West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East of the Willamette Meridian.

TOGETHER WITH easement as record February 25, 2025, under Auditor's File No. 202502250029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.