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03/27/2025 12:53 PM Pages: 1 of 4 Fees: \$356.50
Skagit County Auditor

Document Title: Bargain & Sale Deed

Reference Number :

Grantor(s): additional grantor names on page ___

1. Hardin'S LLC

2.

Grantee(s): additional grantee names on page___

1. mosquito Hawk properties LLC

2.

Abbreviated legal description: full legal on page(s) ___

Tract 4 SPI-22 PTN BL 5 Norris Add

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P136822

I, Barbara J. Hassler, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$303.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Barbara Hassler Dated 3-27-25

AFTER RECORDING RETURN TO:
NORTH SOUND LAW GROUP, PLLC
300 NORTH COMMERCIAL STREET
BELLINGHAM, WASHINGTON 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20250863
MAR 27 2025
Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

DOCUMENT TITLE: BARGAIN AND SALE DEED
REFERENCE NUMBER OF RELATED DOCUMENT: 202303230041
GRANTOR(S): HARDIN'S LLC
GRANTEE(S): MOSQUITO HAWK PROPERTIES, L.L.C.,
ABBREVIATED LEGAL DESCRIPTIONS: DK 12: DR 14: TRACT A, CITY OF BURLINGTON S/P NO. SP-1-22, RECORDED UNDER AF#202303230041 SEC 31, TWN 35N, RGE 4E
ADDITIONAL LEGAL DESCRIPTION ON: PAGE(S) 1
ASSESSOR'S TAX PARCEL NUMBER(S): P136822

BARGAIN AND SALE DEED

The undersigned Grantor, HARDIN'S, LLC, for ten dollars and other good and valuable consideration, does grant, bargain, sell, convey and confirm to MOSQUITO HAWK PROPERTIES, L.L.C., the following-described real estate, situated in Skagit County, Washington:

DK 12: DR 14: TRACT A, CITY OF BURLINGTON S/P NO. SP-1-22, RECORDED UNDER AF#202303230041, BEING A PORTION OF BLOCK 5, NORRIS ADDITION TO BURLINGTON, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Easements, dedications, restrictions and reservations of record.

The Grantor, for itself and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications. Grantor does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED this 14 day of March, 2025.

Joyce H Valle
JOYCE H. VALLE,
Manager of HARDIN'S LLC

STATE OF WASHINGTON }
 } ss.
COUNTY OF _____

I certify that I know or have satisfactory evidence that JOYCE H. VALLE is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of HARDIN'S LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2025.

NOTARY PUBLIC in and for the State of _____
RESIDING AT: _____
My Commission Expires _____

*See attachment for
Notarial certificate*

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 }

County of Fresno }

On March 14, 2025 before me, Brenda Reyes Torres, Notary Public
(Here insert name and title of the officer)

personally appeared Boyle H. Valle,
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.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Barroquin and sale deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 03/14/2025

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.