

When recorded return to:

Mark E Yoder
Granite Logan, LLC
1717 N Downing St
Denver, CO 80208

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251372

May 06 2025

Amount Paid \$15597.80
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

CHICAGO TITLE

62005777

Escrow No.: 620057777

BARGAIN AND SALE DEED

THE GRANTOR(S)

Gwendolyn M. Prater Dalseg the Personal Representative of The Estate of Ruth Ellen Prater,
deceased

for and in consideration of in hand paid, bargains, sells, and conveys to

Granite Logan, LLC, a 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 NE 1/4 SEC 21-34-3E, W.M.

Tax Parcel Number(s): P126658 / 340321-1-003-0100, P22224 / 340321-1-003-0007

BARGAIN AND SALE DEED
(continued)

Dated: 5.2.25

The Estate of Ruth Ellen Prater, deceased

BY: Gwendolyn Dalseg
Gwendolyn Dalseg
Personal Representative

State of Washington
County of Skagit

This record was acknowledged before me on May 2, 2025 by Gwendolyn Dalseg
as Personal Representative of The Estate of Ruth Ellen Prater.

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

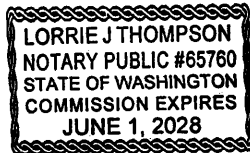


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126658 / 340321-1-003-0100 and P22224 / 340321-1-003-0007

THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 34 NORTH, RANGE 3 EAST OF W.M., EXCEPT THE FOLLOWING DESCRIBED
TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SAID SECTION, THENCE NORTH 36 FEET;
THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE SOUTH LINE OF SAID
NORTHEAST 1/4 OF THE NORTHEAST 1/4, 30 FEET EAST OF THE SOUTHWEST CORNER OF
SAID SUBDIVISION;
THENCE WEST TO THE POINT OF BEGINNING.

ALSO EXCEPT ROAD AND DITCH RIGHTS OF WAY, AND EXCEPT THAT PORTION OF SAID
PROPERTY, IF ANY, LYING WITHIN THE NORTH THREE FOURTHS OF SAID NORTHEAST 1/4
OF THE NORTHEAST 1/4;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 30, 2025
between Granite Logan, LLC ("Buyer")
Buyer
and Estate of Ruth Ellen Prater Gwen Dalseg- Personal Represen ("Seller")
Seller
concerning 15244 Bradshaw Rd Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Mark E Yoder 03/30/2025
Buyer Date

Authentisign
Gwen Dalseg- Personal Rep. 03/31/25
Seller Date

Authentisign
Deborah F Yoder 03/30/2025
Buyer Date

Seller Date