

When recorded return to:
TRISTAN FAGER & BRITTANY FITZMAURICE
417 North Anacortes Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253871
Dec 01 2025
Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

LT 60027905

BARGAIN AND SALE DEED

THE GRANTOR(S) MITCH HOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS MITCH HOMES LLC AND BASRA GROUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS BASRA GROUP LLC for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and bargains, sellers, and conveys to TRISTAN FAGER AND BRITTANY FITZMAURICE, A MARRIED COUPLE the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

The North 8 feet of Lot 16, all of Lot 17, and the South 20 feet of Lot 18, Block 12, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 8 feet of Lot 15 and the South 19 feet of Lot 16, Block 12, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.) Ptn Lots 15,16 & 18, All Lot 17, Blk 12, Amended Burlington

Tax Parcel Number(s): 4076-012-018-0006/P71349

SUBJECT TO:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

Dated: November 25, 2025

MITCH HOMES LLC, A WASHINGTON LIMITED
LIABILITY COMPANY



SUNEET DIWAN, AUTHORIZED OFFICER

STATE OF WASHINGTON
ss.
COUNTY OF KING

I certify that I know or have satisfactory evidence that Suneet Diwan (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as Authorized Officer respectively of Mitch Homes LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 25, 2025



Notary name printed or typed: Timothy Kim
Notary Public in and for the State of Washington
Residing at Bellevue, WA
My appointment expires: December 1, 2025

Notary Public State of Washington TIMOTHY KIM License #196982 My Commission Expires December 1, 2025

Dated: November 25, 2025

BASRA GROUP LLC, A WASHINGTON LIMITED
LIABILITY COMPANY


INDERVEER BASRA, MEMBER

STATE OF WASHINGTON
COUNTY OF KING ss.

I certify that I know or have satisfactory evidence that Inderveer Basra (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as Member respectively of Basra Group LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 25, 2025


Notary name printed or typed: Timothy Kim
Notary Public in and for the State of Washington
Residing at Bellevue, WA
My appointment expires: December 1, 2025

Notary Public
State of Washington
TIMOTHY KIM
License #196982
My Commission Expires
December 1, 2025