

202605120032

05/12/2026 11:29 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

John Willoughby
Fidalgo Island Group LLC
4010 Robin Court
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261396

May 12 2026

Amount Paid \$25760.00
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
Commercial Services 620060830

Escrow No.: 620060830

BARGAIN AND SALE DEED

THE GRANTOR(S)

SBPT Holdings LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Fidalgo Island Group LLC, a Washington 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. G.L. 8, 30-35-2E, W.M.

Tax Parcel Number(s): P33055 / 350230-0-064-0004

BARGAIN AND SALE DEED
(continued)

Dated: 5/12/2026

SBPT Holdings LLC by: Sizemore Beneficiary Protection Trust, its sole member

BY: [Signature]
K Garl Long
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on May 12, 2026 by K Garl Long as
Trustee of SBPT Holdings LLC Sizemore Beneficiary Protection Trust, its sole member

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: Nov 4, 2028

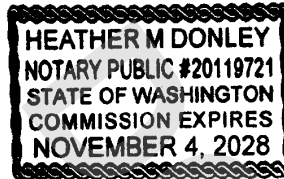


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33055 / 350230-0-064-0004

That portion of Government Lot 8, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of the Great Northern Railway right-of-way (now Burlington Northern Railroad Company) with the East line of Avenue "V" in the City of Anacortes; thence South along the East line of Avenue "V", 300 feet to a point where the continuation Easterly of the centerline of the alley in Block 29, of "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Page 19, records of Skagit County, would intersect the said East line of Avenue "V"; thence Easterly along the continuation of said centerline of alley to the West line of said right-of-way of the Great Northern Railway (now Burlington Northern Railroad Company); thence Northerly along the West line of said railway right-of-way to the point of beginning, EXCEPT therefrom that portion described as follows:

That portion of said Government Lot 8, lying North of a line, 10 feet South of the North line of 34th Street, of "BEALE'S MAPLE-GROVE ADDITION", projected to the East and lying East of the East line of "V" Avenue of said "BEALE'S MAPLE-GROVE ADDITION" projected North and also lying West of the Burlington Northern Railroad Company right-of-way.

ALSO, that portion of said Government Lot 8, described as follows:

Beginning at a point 80 feet East of the Northeast corner of Lot 1, Block 30, of said "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", being on the East line of Avenue "V"; thence North, 18 8 feet, more or less, to the centerline of the alley in Block 2 9, of said "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", produced Easterly; thence East to the West line of the right-of-way of the Great Northern Railway (now Burlington Northern Railroad Company); thence Southerly along the West line of said railway right-of-way to a point due East of the point of beginning; thence West to the point of beginning, EXCEPT that portion of all the above lying within the right-of-way of the public road known as Fidalgo Bay Road.

ALSO, all that portion of the following described tract in said Government Lot 8, which lies East of the Easterly line of the public highway commonly known as Fidalgo Bay road, to wit:

Beginning at the Northeast corner of Block 30, of said "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES"; thence South along the East line of said Block, if extended South, 256 feet, more or less, to the centerline of 36th Street, if produced; thence due East on the centerline of 36th Street, if extended, 420 feet; thence North, 40 feet; thence East, 250 feet, more or less, to the right-of-way of the Great Northern Railway Company (now Burlington Northern Railroad Company); thence Northwesterly along the West line of said right-of-way to the intersection with the South line of 35th Street, if extended; thence West along the South line of 35th Street, if extended, to the point of beginning.

EXHIBIT "A"
Legal Description
(continued)

EXCEPT that portion conveyed to Carolyn M. Grimm, as the surviving Trustee of the Grumm Living Trust dated November 11, 2008, under Auditor's File Number 201111180094.

Situated in Skagit County, Washington.