

When recorded return to:

DeBoer & Sons Properties LLC
8426 District Line Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261747

Jun 08 2026

Amount Paid \$18314.08
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

60038103-351

Land Title and Escrow (B)

THE GRANTOR(S)

Barbara L. Gustafson and Charlie Boon, Personal Representatives of The Estate of Sidney DeBoer, and of The Estate of Jean DeBoer

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

in hand paid, bargains, sells, and conveys to
DeBoer & Sons Properties LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Ptn SW SW, 15-34-4, Ptn NW SW, 15-34-4, Ptn SW NW, 15-34-4, Ptn NW NE, 16-35-4, Ptn NE SW, 16-35-4, E W.M.

Tax Parcel Number(s): 350415-3-004-0008/P36734 & 350415-3-007-0100/P119908 & 350415-2-008-0006/P36723 & 350415-2-006-0008/P36721 & 350415-2-005-0009/P36720 & 350416-1-006-0009/P36769 & 350416-1-005-0000/P36768 & 350416-4-002-0106/P36790

Dated: 06/03, 26

The Estate of Sidney DeBoer

By: Barbara L. Gustafson PR
Barbara L. Gustafson, Personal Representative

By: Charlie Boon PR
Charlie Boon, Personal Representative

The Estate of Jean DeBoer

By: Barbara L. Gustafson PR
Barbara Gustafson, Personal Representative

By: Charlie Boon PR
Charlie Boon, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3rd day of June, 2026 by
Barbara L. Gustafson and Charlie Boon, Personal Representatives of The Estate of Sidney DeBoer and Barbara
Gustafson and Charlie Boon, Personal Representatives of The Estate of Jean DeBoer.

[Signature]
Signature

Notary Public
Title

My commission expires: 5-15-27

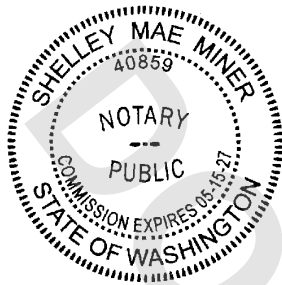


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 8541 District Line Road, Burlington, WA 98233

Tax Parcel Number(s): 350415-3-004-0008/P36734 & 350415-3-007-0100/P119908 & 350415-2-008-0006/P36723 & 350415-2-006-0008/P36721 & 350415-2-005-0009/P36720 & 350416-1-006-0009/P36769 & 350416-1-005-0000/P36768 & 350416-4-002-0106/P36790

Property Description:

Parcel A

The East 948.70 feet of the North Half of the Southwest Quarter of the Southwest Quarter of Section 15, Township 35 North, Range 4 East, W.M.

Situate in County of Skagit, State of Washington.

Parcel A-1

A 20 foot non-exclusive easement for ingress and egress over across and through the South 20 feet of the North 40 feet of that portion of the North Half of the Southwest Quarter of the Southwest Quarter of Section 15, lying West of the East 948.70 feet of the North Half of the Southwest Quarter of the Southwest Quarter of Section 15, Township 35 North, Range 4 East, W.M.

Situate in County of Skagit, State of Washington.

Parcel B

The West 30 acres of the Northwest Quarter of the Southwest Quarter of Section 15, Township 35 North, Range 4 East, W.M.

EXCEPT the West 20 feet thereof conveyed to Skagit County for road purposes by Deed recorded April 4, 1911, under Auditor's File No. 84200, in Volume 84 of Deeds, page 521,

EXCEPT the North 180 feet of the West 235 feet thereof,

EXCEPT the North 32 feet of the South 290 feet of the East 352 feet of the West 372 feet thereof,

EXCEPT that portion lying within the boundaries of Short Plat No. 14-78, approved March 6, 1978 and recorded March 20, 1978, under Auditor's File No. 875745,

EXCEPT the North 90 feet of the South 258 feet of the West 120 feet of said Northwest Quarter of the Southwest Quarter.

Situate in County of Skagit, State of Washington.

Parcel C

The East Half of the South Half of the South Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 4 East, W.M.

Situate in County of Skagit, State of Washington.

Parcel D

The East Half of the North Half of the following described tract:

The South Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 4 East, W.M.,

EXCEPT the West 20 feet thereof conveyed to Skagit County for road purposes.

TOGETHER WITH that portion of the West Half of the North Half of the following described tract:

The South Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 4

East, W.M.,

EXCEPT the West 20 feet thereof conveyed to Skagit County for road purposes.

And being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest 1/4 (West 1/4 corner);

thence North 1°57'20" West along the West line of said subdivision for a distance of 675.12 feet, more or less, to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, of said Section 15;

thence South 89°58'24" East along the North line of said subdivision for a distance of 654.63 feet to the Northeast corner of the above-described tract;

thence South 1°14'07" East along the East line of the above-described tract for a distance of 126.00 feet to the TRUE POINT OF BEGINNING;

thence South 68°43'33" West for a distance of 172.66 feet;

thence South 20°06'24" West for a distance of 90.00 feet;

thence South 1°14'07" East for a distance of 63.65 feet, more or less, to the South line of the above-described tract;

thence South 89°58'34" East along said South line for a distance of 195.00 feet, more or less, to the Southeast

corner of said above-described tract at a point bearing South 1°14'07" East from the TRUE POINT OF

BEGINNING;

thence North 1°14'07" West along said East line for a distance of 210.92 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

Parcel E

The South 17 Acres of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 4 East, W.M.

EXCEPT the west 20 feet conveyed to Skagit County for road purposes by Deed dated January 6, 1911 and recorded April 4, 1911, under Auditor's File No. 84203, in Volume 83 of Deeds, Page 521, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Parcel F

The Southwest Quarter of the Northeast Quarter of Section 16, Township 35 North, Range 4 East, W.M.

Situate in County of Skagit, State of Washington.

Parcel G

The West half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 35 North, Range 4 East, W.M.

Situate in County of Skagit, State of Washington.

Parcel H

An undivided one-half interest in and to the North 18 feet of the Northeast Quarter of the Southeast Quarter of Section 16, Township 35 North, Range 4 East, W.M.

Situate in County of Skagit, State of Washington