



201503310053

WHEN RECORDED RETURN TO:

The Green Lodge, LLC,  
1912 State Route 20  
Sedro Woolley, WA 98284

Skagit County Auditor  
3/31/2015 Page

1 of 2 \$73.00  
2 11:24AM

CHICAGO TITLE  
500024467

Escrow Number: 01148-41564

Filed for Record at Request of: **Stewart Title Company**

### STATUTORY WARRANTY DEED

THE GRANTOR(S), B.I. Ventures, LLC., a Washington Limited Liability Company for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to The Green Lodge, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

#### LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to that certain Deed of Trust dated March 5, 2013 recorded on March 8, 2013 under Skagit County Recording No. 201303080018, between Fran Ter Wisscha, as Beneficiary, and BI Ventures, LLC, a Washington Limited Liability Company, as Grantor, in which BI Ventures, LLC, a Washington Limited Liability Company agrees to continue and pay according to its terms and conditions. The current unpaid principal balance on said Deed of Trust is \$295,666.90

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

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

PTN SE NE, 27-35-04

Tax Parcel Number(s): P37712 / 350427-0-003-0001

Dated: MARCH 26<sup>TH</sup> 2015

BI VENTURES, LLC  
a Washington Limited Liability Company

William D. Tackitt  
William D. Tackitt  
Managing Member

The Green Lodge, LLC  
ACCEPTED AND APPROVED

BY: Jeff Kraus  
Jeff Kraus, managing member

2015985  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 31 2015

SS.

Amount Paid \$ 13,622.02  
Skagit Co. Treasurer  
By: IVF Deputy

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that William D. Tackitt is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Managing Member of B.I. Ventures, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: MARCH 26<sup>TH</sup> 2015

Tim Cameron  
Notary name printed or typed: TIM CAMERON  
Notary Public in and for the State of WA  
Residing at EVERETT  
My appointment expires: 11-1-2016

Notary Public  
State of Washington  
TIM CAMERON  
My Commission Expires  
November 1, 2016

EXHIBIT "A"

For APN/Parcel ID(s): P37712 / 350427-0-003-0001

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PARCEL A:

That portion of the West Half of the Southeast Quarter of the Northeast Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North right-of-way line of the old county road which is North 60°23'30" East a distance of 100.80 feet from the point of intersection of the West line of said subdivision with the North line of the old county road right-of-way extended;  
thence North 18°17' West a distance of 239.01 feet to a point 15.00 feet East of the West line of said subdivision;  
thence North 00°29' West and parallel with the West line of said subdivision a distance of 260.94 feet to a point 100 feet South of the North line of said subdivision;  
thence South 89°37'15" East and parallel with the North line of said subdivision a distance of 338.55 feet to the true point of beginning;  
thence continue South 89°37'15" East parallel with said North line of said subdivision a distance of 108.70 feet;  
thence South 00°29' East a distance of 223.40 feet;  
thence North 89°31' East a distance of 23.00 feet;  
thence South 00°29' East a distance of 37.10 feet to the North line of the county road;  
thence South 60°23'30" West along said road to a point South 00°29' East from the true point of beginning;  
thence North 00°29' West to the true point of beginning.

PARCEL B:

An easement for road purposes over and across a strip 23 feet in width in the said West Half of the Southeast Quarter of the Northeast Quarter, Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the old county road right-of-way, which is North 60°23'30" East a distance of 555.44 feet from the point of intersection of the West line of said subdivision with the North line of the old county road extended;  
thence North 00°29' West a distance of 37.10 feet;  
thence South 89°31' West a distance of 23.00 feet;  
thence North 00°29' West a distance of 223.40 feet to a point which is 100 feet South of the North line of said subdivision;  
thence South 89°37'15" East parallel with the North line of said subdivision a distance of 23.00 feet;  
thence South 00°29' East a distance of 200.06 feet;  
thence North 89°31' East a distance of 23.00 feet;  
thence South 00°29' East a distance of 47.27 feet to the North line of the old county road;  
thence South 60°23'30" West along said road a distance of 26.33 feet to the point of beginning.

ALL situated in Skagit County, Washington.