

AFTER RECORDING MAIL TO:

Jordan Berry
12800 Marine Drive
Anacortes, WA 98221

202005290133
05/29/2020 03:47 PM Pages: 1 of 3 Fees: \$105.56
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-176609-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201216
MAY 29 2020

Amount Paid \$
Skagit Co. Treasurer
By *MA* Deputy

Statutory Warranty Deed

THE GRANTOR BOSMAN PROPERTIES, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to JORDAN BERRY, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn NE SW, 29-34-4.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340429-0-042-0003, P28178

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-176609-OE.

Dated May 26, 2020

Bosman Properties LLC, a Washington limited
liability company

[Signature]
By: Ricky Bosman, Member

[Signature]
By: Denise Bosman, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ricky Bosman ^{and Denise Bosman} is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Member of Bosman Properties LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 28th 2020



[Signature]
Karen Ashley
Notary Public in and for the State of Washington
Residing Sedro-Woolley
My appointment expires: 9/11/2022

EXHIBIT A

That portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence West along the North line of said subdivision 152.25 feet, which is the true point of beginning of this description;
thence South 180.6 feet;
thence West parallel with the North line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 120 feet;
thence North 180.6 feet to the North line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence East 120 feet to the true point of beginning,

EXCEPT the North 40 feet thereof for road.

Situate in the County of Skagit, State of Washington.