

AFTER RECORDING MAIL TO:

Mark R. Wallace and Jan C. Garavaglia
8630 Turners Bay Place
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-182423-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-116
Jan 11 2021
Amount Paid \$3333.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTORS GROUP BRONCO HOLDINGS, LLC, a Washington limited liability company, as to a portion; and JEANINE BLACK-DIMMICK, who also appears of record as JEANINE BRONCO and also as JEANINE BLACK-BRONCO, as her separate property, as to the remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARK R. WALLACE and JAN C. GARAVAGLIA, a married couple the following described real estate, situated in the County of Skagit, State of Washington (Vacant Land)

For Full Legal See Attached Exhibit "A"

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements and Easements of record, if any.

Abbreviated Legal:
Ptn Lot B, SP Alt PL17-0576, Being Ptn Lots A & B, SP PL07-0190 Which is a Ptn 9-34-2 E W.M.
Tax Parcel Number(s): 4721-000-007-0100, P128343

Dated 1/11/21

Group Bronco Holdings, LLC
Jeanine Black Dimmick
By: Jeanine Black Dimmick, its' LLC Member

Jeanine Black Dimmick
Jeanine Black Dimmick, as Trustee on behalf of the
Darren M. Bronco Testamentary Trust, its' LLC
Member

Jeanine Black Dimmick
Jeanine Black Dimmick, Individually

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeanine Black Dimmick, a Member and as Trustee of the Darren M. Bronco Testamentary Trust, also a Member of Group Bronco Holdings, LLC and Jeanine Black Dimmick, individually is the person who appeared before me, and said person acknowledged that she signed this instrument in her authorized capacities and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 11, 2021

Shelley L. Nevitt
Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 6-19-2023

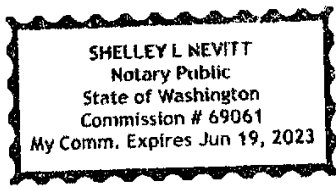


EXHIBIT A

Lot B, Skagit County Short Plat Alteration Number PL17-0576, recorded under Auditor's File Number 201809110043, being an alteration of Lots A and B of Skagit County Short Plat Number PL07-0190 recorded under Auditor's File Number 200903040071, located in Section 9, Township 34 North, Range 2 East W.M.;

EXCEPT that portion thereof, more particularly described as follows:

Beginning at the Northwest corner of said Lot B, which said corner is common to the Northeast corner of Lot 9, ESTATES AT SUMMIT PARK DIVISION III, as recorded under Skagit County Auditor's File No. 910070047;

Thence South $88^{\circ}12'48''$ East, along the North line of Said Lot B, a distance of 158.40 feet;

Thence South $13^{\circ}11'36''$ West, a distance of 336.85 feet to an angle point on the West line of said Lot B, being a common angle point on the East line of said Lot 9;

Thence North $13^{\circ}45'41''$ West, along the West Line of said Lot B and the East line of said Lot 9, a distance of 342.54 feet to the Northwest corner of said Lot B and the Point of Beginning.

Situate in the County of Skagit, State of Washington.