

When recorded return to:

Schiff Real Estate Holdings, LLC
401 East Sharon Avenue
Burlington, WA 98233

Order No. 208161-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236087
Apr 12 2023
Amount Paid \$50417.50
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S) **LRW Properties, L.L.C., a Washington Limited Liability Company** for and in consideration of **TWO MILLION TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$2,270,000.00) DOLLARS** in hand paid, bargains, sells, and conveys to **Schiff Real Estate Holdings, LLC, a Washington Limited Liability Company** the following described 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: ptn Lot 10, Lots 11 & 12, Blk 7, Knutzen's Add. to Burlington; ptn Lot 2, Lot 3, 1st Add. to Burlington

Tax Parcel Number(s): 4077-134-002-0104/P72188 & 4089-007-012-0007/P72739 & 4077-134-003-0004/P72189

Dated: APRIL 10, 2023

LRW Properties, L.L.C., a Washington Limited Liability Company

By: Richard L. Watkins
Richard L. Watkins, Manager/Member
By: Linda K. Watkins
Linda K. Watkins, Manager/Member

STATE OF Arizona
COUNTY OF ~~Pima~~ ^{du} Pinal

This record was acknowledged before me on 10 day of April, 2023 by Richard L. Watkins and Linda K. Watkins, Manager/Members of LRW Properties, L.L.C..

Stamp/Seal:

Lawrence McPhail
Signature

Notary public
Title

My commission expires: 6/30/2024 (date)

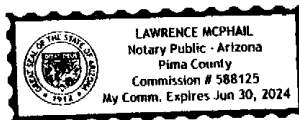


EXHIBIT A
LEGAL DESCRIPTION

PARCEL "A":

Lots 11 and 12, Block 7, "KNUT ZEN'S ADDITION TO THE TOWN OF BURLINGTON," as per plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington, and that portion of the West 15 feet of the vacated, unnamed street to the East of said lots that are adjacent to and abutting upon.

TOGETHER WITH the South 12.03 feet of Lot 10, Block 7, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON," as per plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington.

ALSO TOGETHER WITH the West 15.00 feet of the vacated, unnamed street to the East of said South 12.03 feet of said Lot 10 that is adjacent to and abutting upon.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 2, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington and also that portion of the vacated street along the West line of said Lot 2, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2;
thence South 88°26'05" East along the South line of said Lot 2 a distance of 184.12 feet to the Westerly right of way line of the Burlington Northern Railroad;
thence North 6°53'24" West along said right of way line a distance of 59.04 feet;
thence North 88°26'18" West a distance of 175.88 feet to the East line of said vacated street;
thence North 88°52'08" West a distance of 15.00 feet to the centerline of said vacated street;
thence South 1°07'52" West along said centerline a distance of 58.39 feet to a point which bears North 88°52'08" West from the point of beginning;
thence South 88°52'08" East a distance of 15.00 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington

PARCEL "C":

Lot 3, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, and that portion of the vacated unnamed street adjoining and abutting upon the Westerly boundary of said lot and lying Northerly of the East extension of the South line of Block 7, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON," which upon vacation reverted to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.