

202406050027

06/05/2024 11:29 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Sam Largent  
10747 Littlefield Road  
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240853  
Jun 05 2024  
Amount Paid \$14190.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20718

### BARGAIN AND SALE DEED

THE GRANTOR(S)  
FLATSTICK PUB, LLC, a Washington Limited Liability Company

for and in consideration of  
EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to  
Sam Largent, a married man as his separate estate

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. Gov. Lot 11 of Section 7, Township 35 North, Range 11 East

Tax Parcel Number(s): P45908/351107-3-027-0016

Dated: May 30, 2024

FLATSTICK PUB, LLC, a Washington Limited Liability Company

By: Andy Largent, Manager  
Andy Largent, Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT *King IHDS*

This record was acknowledged before me on 30<sup>th</sup> day of May, 2024 by Andy Largent, Manager of FLATSTICK PUB, LLC.

Ingrid Hungaro Dos Santos  
Signature

Notary Public  
Title

My commission expires: 04/02/2026

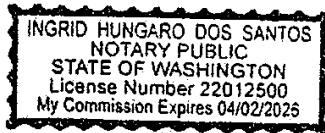


EXHIBIT A  
LEGAL DESCRIPTION

Property Address: 60147 State Route 20, Marblemount, WA 98267  
Tax Parcel Number(s): P45908/351107-3-027-0016

Property Description:

That portion of Government Lot 11 of Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point on the South line of said Section 7 that is 1,588 feet East of the Southwest corner of said Section 7;  
thence North 132.5 feet along the Westerly line of that certain tract described in deed to Louis A. Wright et ux, dated October 16, 1922 and recorded under Auditor's File No. 159898, records of Skagit County, Washington, to the Northwest corner thereof;  
thence continue North along the West line of that certain tract described in deed to C. Ernest Green et ux recorded under Auditor's File No. 767381, records of Skagit County, Washington, a distance of 15 feet to the Northwest corner thereof;  
thence East along the North line of the said Green Tract a distance of 12.45 feet to the true point of beginning;  
thence North along the East line of that certain tract conveyed to Mervyn Peterson by deed recorded under Auditor's File No. 8804060053, records of Skagit County, Washington, a distance of 252.50 feet, more or less, to the South line of that certain tract conveyed to Marblemount Community Club, Inc. by deed recorded under Auditor's File No. 537800, records of Skagit County, Washington;  
thence East along the South line of said tract a distance of 212.82 feet, more or less, to the Westerly line of State Highway SR20;  
thence Southerly along the Westerly line of said State Highway a distance of 261.05 feet, more or less, to the North line of the above referenced Green Tract;  
thence West along the North line of said Green Tract a distance of 149.41 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.