

When recorded return to:

COW COW HEAVEN, LLC  
15415 S Wagon Rd  
Jackson, WY 83001

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241937  
Aug 28 2024  
Amount Paid \$35605.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

GNW 24-21428

**BARGAIN AND SALE DEED**

THE GRANTOR(S)

Norman L. Wallace, Personal Representative of Estate of George W. Wallace, deceased

for and in consideration of  
TWO MILLION AND 00/100 (\$2,000,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to  
COW COW HEAVEN, LLC, a Washington Limited Liability Company

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.)

Portions of Blocks 64, 65, 66, 83, 84, 85, 86, 102, 103, 104, 105, 106, 124, 125 and 126, TOWNSITE OF  
GIBRALTER

Tax Parcel Number(s): P73562/4109-066-000-0003 & P73569/4109-083-032-0000 & P73570/4109-084-032-0008  
& P73572/4109-085-032-0005 & P73573/4109-086-032-0003 & P73590/4109-102-030-0000 & P73591/4109-103-  
032-0006 & P73592/4109-104-032-0004 & P73593/4109-105-016-0001 & P73594/4109-105-019-0008 &  
P73596/4109-105-032-0001 & P73597/4109-106-032-0009 & P73612/4109-126-000-0005

Dated: 8/26/24

Estate of George W. Wallace, deceased

By: [Signature]  
Norman L. Wallace, Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 26 day of August, 2024 by Norman L. Wallace, Personal Representative of Estate of George W. Wallace, deceased.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/19/25



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: NHN Hoxie Lane, Anacortes, WA 98221

Tax Parcel Number(s): P73562/4109-066-000-0003 & P73569/4109-083-032-0000 & P73570/4109-084-032-0008 & P73572/4109-085-032-0005 & P73573/4109-086-032-0003 & P73590/4109-102-030-0000 & P73591/4109-103-032-0006 & P73592/4109-104-032-0004 & P73593/4109-105-016-0001 & P73594/4109-105-019-0008 & P73596/4109-105-032-0001 & P73597/4109-106-032-0009 & P73612/4109-126-000-0005

**Property Description:**

The following described portions of the "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO. WASHINGTON, U.S.A." as per plat recorded in Volume 1 of Plats, Page 19, records of Skagit County, Washington:

Lots 1-32, inclusive, in Block 64 Together With those portions of vacated alley, Illinois, Dakota, Virginia and Nebraska streets that have reverted thereto by operation of law;  
 Lots 1- 32, inclusive, in Block 65 Together With those portions of vacated alley, Illinois, Oregon, Virginia and Dakota streets that have reverted thereto by operation of law;  
 Lots 1-32, inclusive, in Block 66 Together With those portions of vacated alley, Illinois, Wyoming, Virginia and Oregon streets that have reverted thereto by operation of law;  
 Lots 1-32, inclusive, in Block 83 Together With those portions of vacated alley, Indiana, Nebraska, Illinois and California streets that have reverted thereto by operation of law;  
 Lots 1-32, inclusive, in Block 84 Together With those portions of vacated alley, Indiana, Dakota, Illinois and Nebraska streets that have reverted thereto by operation of law;  
 Lots 3-32, inclusive, in Block 85 Together With those portions of vacated alley, Indiana, Oregon, Illinois and Dakota streets that have reverted thereto by operation of law;  
 Lots 1-32, inclusive, in Block 86 Together With those portions of vacated alley, Indiana, Wyoming, Illinois and Oregon streets that have reverted thereto by operation of law;  
 Lots 1-13, inclusive, and Lots 18-30, inclusive, in Block 102 Together With those portions of vacated alley, Minnesota, California and Indiana streets that have reverted thereto by operation of law;  
 Lots 1-32, inclusive, in Block 103 Together With those portions of vacated alley, Minnesota, Nebraska, Indiana and California streets that have reverted thereto by operation of law;  
 Lots 1-32, inclusive, in Block 104 Together With those portions of vacated, alley, Minnesota, Dakota, Indiana and Nebraska streets that have reverted thereto by operation of law;  
 Lots 1-19, inclusive, and Lots 25-32, inclusive, in Block 105 Together With those portions of vacated alley, Minnesota, Oregon, Indiana and Dakota streets that have reverted thereto by operation of law;  
 Lots 1-32, inclusive, in Block 106 Together With those portions of vacated alley, Minnesota, Wyoming, Indiana and Oregon streets that have reverted thereto by operation of law;  
 Lots 1-16, inclusive, in Block 124 Together With those portions of vacated Dakota, Minnesota and Nebraska streets that have reverted thereto by operation of law;  
 Lots 1-16, inclusive, in Block 125 Together With those portions of vacated Oregon, Minnesota, and Dakota streets that have reverted thereto by operation of law; and  
 Lots 1-16, inclusive, in Block 126 Together With those portions of vacated Wyoming, Minnesota and Oregon streets that have reverted thereto by operation of law.

**FILED**  
Skagit County Clerk  
Skagit County, WA  
07/17/18

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

Estate of **GEORGE W WALLACE:**

No. 18-4-00252-29

LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of GEORGE W WALLACE late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 17, 2018.
- 1.2 In that will NORMAN L WALLACE is named personal representative.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT NORMAN L WALLACE is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 17th day of July, 2018.

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on July 17, 2018.

I further certify that these letters are now in full force and effect.

DATED: July 18, 2018

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen Denton  
Deputy Clerk

