

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262724
Date 08/24/2026

STATUTORY WARRANTY DEED

GRANTOR: **RED GRASS PROPERTIES, L.L.C.,**
a Washington limited liability company

GRANTEE: **BRIGHT LEAF, LLC ,**
a Washington limited liability company

Legal Description: Exhibit "A"

Abbreviated Form: Ptn SE ¼ Section 29, Township 35 N, Range 04 E.W.M.

Assessor's Tax Parcel Nos.: 350429-4-011-0001 / P38084
350429-4-005-0009 / P38076

THE GRANTOR, **RED GRASS PROPERTIES, L.L.C.**, a Washington limited liability company, for and in consideration of a mere change in identity or form, and for no monetary consideration, hereby conveys and warrants to the GRANTEE, **BRIGHT LEAF, LLC**, a limited liability company, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

DATED: 8-20, 2026.

RED GRASS PROPERTIES, L.L.C.,
a Washington limited liability company

Eugene Hassler
By: Eugene Hassler

Its: Member

Barbara Hassler
By: Barbara Hassler

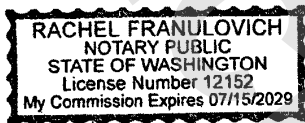
Its: Member

STATUTORY WARRANTY DEED - 2

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that **EUGENE HASSLER** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of **RED GRASS PROPERTIES, L.L.C.**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20th day of August, 2026.

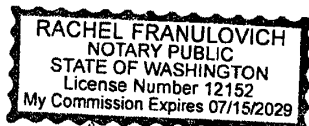


[Signature]
Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that **BARBARA HASSLER** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Member of **RED GRASS PROPERTIES, L.L.C.**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20th day of August, 2026.



[Signature]
Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

Exhibit "A"
Legal Description

P38084 / 350429-4-011-0001

PARCEL "A"

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South $89^{\circ}15'30''$ West along the North line of said subdivision, a distance of 391 feet;
thence South $4^{\circ}53'30''$ West, a distance of 130.31 feet;
thence North $89^{\circ}15'30''$ East, a distance of 391 feet to the East line of said Section 29;
thence North $4^{\circ}53'30''$ East along the East line of said Section 29, a distance of 130.31 feet to the point of beginning,

EXCEPT the East 20 feet thereof conveyed to Skagit County for Peacock Lane Road No. 407, by deed recorded March 27, 1957, under Auditor's File No. 549141.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 245 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M.,

EXCEPT the East 20 feet thereof conveyed to Skagit County, for road by deed recorded March 27, 1957, under Auditor's File No. 549141,

AND EXCEPT the following described tract:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence South $89^{\circ}15'30''$ West along the North line of said subdivision 391 feet;
thence South $4^{\circ}53'30''$ West, a distance of 130.11 feet;
thence North $89^{\circ}15'30''$ East 391 feet to the East line of said Section 29;
thence North $4^{\circ}53'30''$ East along the East line of said Section, a distance of 130.31 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

EXHIBIT "A"

The North 245.00 feet of Lot 2 of that certain Short Plat No. 10-86, approved on April 10, 1986, and recorded in Volume 7 of Short Plats, page 81, records of Skagit County, Washington, being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion known as Tract 2B as shown on that certain survey recorded in Volume 10 of Surveys, page 150, under Auditor's File No. 9011150002, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P38076 / 350429-4-005-0009

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 29, as shown on Survey recorded in Book 12 of Surveys, page 105, records of Skagit County, Washington, under Auditor's File No. 9202180063; thence South $4^{\circ}53'30''$ West along the East line of said Section 29, a distance of 1,242.22 feet to the Northeast corner of said subdivision;

thence continuing South $4^{\circ}53'30''$ West along said East line, 246.18 feet;

thence South $89^{\circ}16'19''$ West parallel with and 245.00 feet South, as measured at right angles from the North line of said subdivision, 20.10 feet to a point on the West margin of Peacock Lane, as shown on said Survey and the true point of beginning;

thence continuing South $89^{\circ}16'19''$ West, 647.09 feet to a point on the West line of said subdivision;

thence South $3^{\circ}40'46''$ West along said West line, 367.01 feet to a point which lies North $3^{\circ}40'46''$ East, 11.00 feet from the Southwest corner of said subdivision;

thence South $43^{\circ}41'21''$ East, 14.90 feet to a point on the South line of said subdivision which lies North $88^{\circ}56'41''$ East, 11.00 feet from said Southwest corner;

thence North $88^{\circ}56'41''$ East along said South line, 628.43 feet to a point on said West margin of Peacock Lane;

thence North $4^{\circ}53'30''$ East along said West margin, 375.04 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"