



199910120066

Kathy Hill, Skagit County Auditor
10/12/1999 Page 1 of 5 3:39:57PM**When Recorded Return To:**Mrs. Erin Hanson and Mrs. Megan Keck
14933 Valley View Drive
Mount Vernon, WA 98273

Escrow No. BE-3413

ISLAND TITLE BARGAIN AND SALE DEED
SB-149431

THE GRANTOR ERIN MARGARET MURPHY HANSON, and Megan Kathleen Murphy Keck, as Administrators of the Estate of Neil J. Murphy, Deceased for and in consideration of No consideration as distribution of the Estate of Neil J. Murphy, deceased 97-4-00179-0 (\$0.00 WAC 458-16-412) DOLLARS in hand paid, conveys and warrants to ERIN MARGARET MURPHY HANSON and MEGAN KATHLEEN MURPHY KECK, each as married women, each as their separate estate the following described real estate, situated in the County of Skagit, State of Washington:

LOT 2, SURVEY under Auditor's File No. 9107120026, records of Skagit county, Washington, Vol. 11, pgs. 127 & 128, being a ptn. of NE, Sec. 24 T35N, R4E, W.M., and PTN. NE NE, Sec. 24, T35N, R4E, W.M.

See legal description attached hereto and by referenced made a part hereof.

SUBJECT TO: Restrictions, reservations and easements of record.

Assessor's Tax Parcel ID #: P102431 350424-1-001-0100 P37512
350424-0-127-0005

The Grantor, for and for successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

DATED: October 5, 1999

Erin Margaret Murphy Hanson / *Megan Kathleen Murphy*
ERIN MARGARET MURPHY HANSON MEGAN KATHLEEN MURPHY KECK

State of Washington
County of Skagit

} ss.

I certify that I know or have satisfactory evidence that *See attached in Notary MKP* is/are the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument, on oath stated that authorized to execute the instrument and acknowledged it as of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *Oct. 6 1999*

Marci K. Pelsch

Notary Public in and for the State of
Washington, residing at _____
My appointment expires: _____

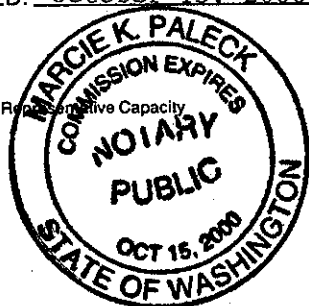
STATE OF WASHINGTON

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Erin Margaret Murphy Hanson
and Megan Kathleen Murphy Keck is the person who appeared before me, and said person
acknowledged that they signed this instrument, on oath stated that they
was authorized to execute the instrument and acknowledge it as
Personal Representatives and Administrators of
The Estate of Neil John Murphy, deceased to be
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 15, 2000

F. 3203 — Representative Capacity



Marcie K. Paleck
Title Marcie K. Paleck Notary Public
residing in Mount Vernon, WA

My appointment expires October 15, 2000

31910
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 12 1999

Amount Paid \$ 0-
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON

COUNTY OF _____

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that _____ signed this instrument, on oath stated that _____
was authorized to execute the instrument and acknowledge it as _____ of
_____ to be
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

Title _____

F. 3203 — Representative Capacity

My appointment expires _____



199910120066

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10/12/1999 Page 2 of 5 3:39:57PM

SB-14943

EXHIBIT "A"

PARCEL A:

That portion of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the West right-of-way line (40 feet from centerline) of Township Road with the North right-of-way line (75 feet from centerline) of Secondary State Highway No. 1-A;

thence South $88^{\circ}33'29''$ West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast Quarter of the Northeast Quarter of said Section 24;

thence North $88^{\circ}51'15''$ West along said line 20 feet North of said Southerly line and parallel with said Southerly line, a distance of 188.90 feet to the true point of beginning;

thence North $00^{\circ}00'00''$ East a distance of 152.02 feet;

thence South $88^{\circ}51'15''$ East, parallel with said South line, a distance of 63.18 feet to a point that bears North $88^{\circ}51'15''$ West and is 202.00 feet distant from the West line of said Township Road;

thence North $00^{\circ}00'00''$ East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast Quarter of the Northeast Quarter;

thence North $88^{\circ}51'15''$ West parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast Quarter of the Northeast Quarter;

thence South $00^{\circ}17'16''$ East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast Quarter of the Northeast Quarter;

thence South $88^{\circ}51'15''$ East along said parallel line, a distance of 140.00 feet to the true point of beginning;

(Also known as Lot 2 of that Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

continued



199910120066

Kathy Hill, Skagit County Auditor

10/12/1999 Page 3 of 5 3:39:57PM

SB-14943

EXHIBIT "A"

Page 2

PARCEL B:

The West 65.5 feet of the following described tract:

That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of State Highway right-of-way a distance of 172 feet North of the South line of said Northeast Quarter of the Northeast Quarter;
thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington;
thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract;
thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of South line of the Northeast Quarter of the Northeast Quarter;
thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right-of-way;
thence South parallel with the West line of State Highway right-of-way a distance of 207 feet;
thence East a distance of 212 feet to the point of beginning.



199910120066

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10/12/1999 Page 4 of 5 3:39:57PM

continued

SB-14943

EXHIBIT "A"

Page 3

PARCEL C:

An easement of ingress, egress and utilities over, under and across the South 20 feet of the following described tract:

That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of State Highway right-of-way a distance of 172 feet North of the South line of said Northeast Quarter of the Northeast Quarter;
thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington;
thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract;
thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast Quarter of the Northeast Quarter;
thence West a distance of 65.5 feet to a point 212.0 feet West of the West line of said State Highway right-of-way;
thence South parallel with the West line of said State Highway right-of-way a distance of 207 feet;
thence East a distance of 212 feet to the point of beginning;

EXCEPT the West 65.5 feet thereof.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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10/12/1999 Page 5 of 5 3:39:57PM