



200002010109

Kathy Hill, Skagit County Auditor
2/1/2000 Page 1 of 4 4:18:26PM**When recorded Return to:**ISLAND TITLE COMPANY
P.O. BOX 1228
ANACORTES, WA 98221

SB152634

Escrow No. AE-6714J

BARGAIN AND SALE DEED

Assessor's Tax Parcel ID#: 360305-4-004-0107 p96131

THE GRANTORS, MARGRET RUTGERS, who acquired title as MARGARET RUTGERS, a widow as her separate estate, as to an undivided one-half interest, and CLARENCE TEN KLEY and JACK O. SWANSON, Esq., as acting Co-Trustees of the ERNEST RUTGERS TESTAMENTARY-TRUST, as to an undivided one-half interest for and in consideration of TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00) DOLLARS in hand paid, bargains sells and conveys to CHARLES R. GUSTAFSON and ALICE F. GUSTAFSON, husband and wife the following described real estate, situated in County of Skagit, State of Washington:

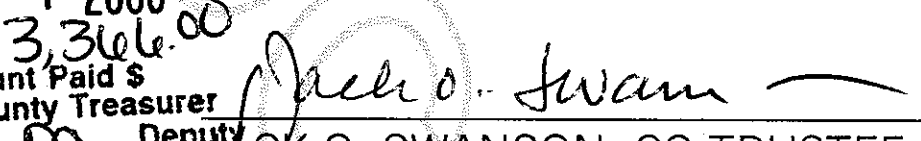
Ptn SE, Sec 5, T36N, R3E W.M.

COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A," IS ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO:

1. General real estate taxes for year 2000.
2. Current use classification pursuant to RCW 84.34 recorded at AF No. 9111260027, records of Skagit County, Washington.
3. Items shown on Exhibit B, which is attached hereto and incorporated herein.

DATED: January 27, 2000.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID 33675
MARGRET RUTGERSFEB 1 2000
\$3,366.00
Amount Paid \$
By:  Deputy
JACK O. SWANSON, CO-TRUSTEE
CLARENCE TEN KLEY, CO-TRUSTEE

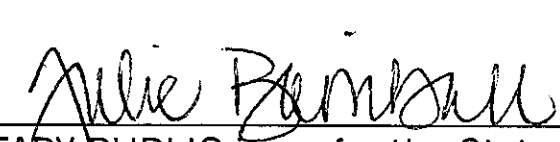
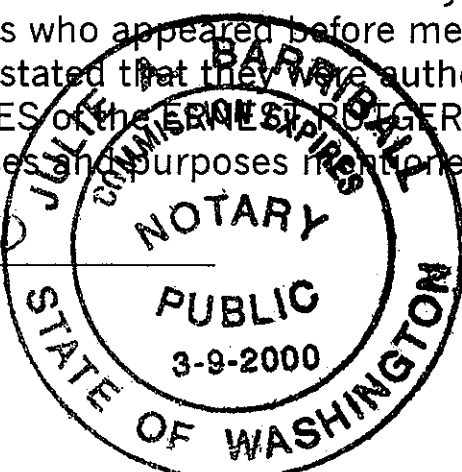
STATE OF WASHINGTON)

)ss.

COUNTY OF WHATCOM)

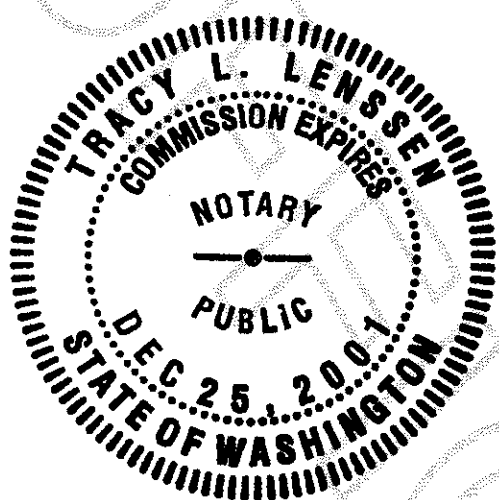
I certify that I know or have satisfactory evidence that CLARENCE TEN KLEY and JACK O. SWANSON, ESQ., are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the ACTING CO-TRUSTEES of the ERNEST RUTGERS TESTAMENTARY TRUST, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 1/27/00


NOTARY PUBLIC in an for the State of
Washington, residing at Bellingham
My commission expires: 3/9/00

State of Washington)
) ss.
County of Whatcom)

I certify that I know of have satisfactory evidence that MARGRET RUTGERS, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



SUBSCRIBED to before me this 27 day of January, 2000.

Nancy J. Lensen
NOTARY PUBLIC for the State of Washington,
residing at Lynden

My Commission Expires: Dec 25, 2001



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SB-15263

EXHIBIT "A"

That portion of the Southeast Quarter of Section 5, Township 36 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter of Section 5;

thence North 02°15'57" East along the East line of said Southeast Quarter a distance of 320.06 feet to the true point of beginning;

thence leaving said East line South 75°53'50" West a distance of 802.37 feet;

thence North 89°13'20" West a distance of 1,280.21 feet;

thence North 15°00'00" East a distance of 469.96 feet;

thence South 89°13'20" East a distance of 358.68 feet;

thence South 17°47'40" East a distance of 325.76 feet;

thence North 72°12'20" East a distance of 1,030.78 feet;

thence North 36°00'00" East a distance of 913.83 feet to a point on the East line of said Southeast Quarter;

thence South 02°15'57" West along said East line a distance of 1,015.88 feet to the true point of beginning;

(Being proposed Parcel 2 of Survey recorded June 11, 1993, in Volume 14 of Surveys, page 104, under Auditor's File No. 9306110050, records of Skagit County, Washington).

TOGETHER WITH rights of ingress, egress and utilities disclosed in Declaration of Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement as recorded September 27, 1989, under Auditor's File No. 8909270044, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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SB-15263

EXHIBIT "B"

SCHEDULE B-001

1. Mutual Reciprocal Easement and Road and Power Maintenance Agreement
Recorded: December 6, 1991
Auditor's No.: 9112060131, records of Skagit County, WA ✓
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 28, 1992 ✓
Auditor's No.: 9201280079, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property
Wants underlying recorded items
3. Easement, including the terms, covenants, and provisions thereof, granted by instrument ✓
Recorded: August 7, 1992
Auditor's No.: 9208070064, records of Skagit County, WA
In favor of: GTE Systems Northwest
For: Underground telephone, telegraph, and communications systems
Affects: Said premises and other property
4. Road, access, driveway, and drainfield easements, and view restrictions as shown on Survey recorded in Volume 14 of Surveys, pages 104 through 108, under Auditor's File Nos. 9306110050 and 9306110051, records of Skagit County, Washington.
5. Road Maintenance Agreement
Recorded: September 27, 1989
Auditor's No.: 8909270044, records of Skagit County, WA
Affects: Said premises and other property
6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: September 27, 1989
Auditor's No.: 8909270044, records of Skagit County, WA
Affects: Said premises and other property
AMENDED by instrument
Recorded: July 11, 1996 and July 17, 1996
Auditor's No.: 9607110067 and 9607170108, records of Skagit County, WA
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions ✓
Recorded: October 18, 1991
Auditor's No.: 9110180024, records of Skagit County, WA
Affects: Said premises and other property
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: December 6, 1991
Auditor's No.: 9112060131, records of Skagit County, WA
Imposed by: Chuckanut Ridge Property Owners

- END OF SCHEDULE B-001 -



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