

AFTER RECORDING MAIL TO:

Name **BENJAMIN E. NIELSEN**
Address **2221 AUSTIN LN**
City, State, Zip **MOUNT VERNON, WA 98273**
B61766

Filed for Record at Request of First American Title of Skagit County



200005230103
Kathy Hill, Skagit County Auditor
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BARGAIN AND SALE DEED FIRST AMERICAN TITLE CO.

B61766E-2

THE GRANTOR **FAMILY INVESTMENT COMPANY**, a Washington general partnership, as to Parcel "A" and **CAPITOL INVESTORS LIMITED PARTNERSHIP**, as to Parcels "B" and "C" ; **ROBERT L. FUHRIMAN**, Receiver, appointed in United States V. Philip E. Harmon et al, now pending in United States District Court for the Western District of Washington at Seattle, Case No. C07-0255 for and in consideration of **One Hundred Eighty Thousand And 00/100 Dollars (\$180,000.00)**, in hand paid, bargains, sells, and conveys to **BENJAMIN E. NIELSEN**, a single man as to an undivided ³²~~46~~% interest and **JAMES L. NIELSEN** and **CAROL A. NIELSEN**, husband and wife as to an undivided ³²~~54~~% interest the following described real estate, situated in the County of Skagit, State of Washington: ⁶⁸%

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Paragraphs A through D, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. B61766. 2nd Half 2000 Taxes.

Assessor's Property Tax Parcel/Account Number(s): **340417-0-089-0001 R25686, 340417-4-002-0007 R26010**

The Grantors for himself and for his 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 implications, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, he will forever warrant and defend the said described real estate.

Dated this *19th* day of May, 2000.

CAPITAL INVESTORS LIMITED PARTNERSHIP

FAMILY INVESTMENT COMPANY

BY: **ROBERT L. FUHRIMAN, RECEIVER**

By: **ROBERT L. FUHRIMAN, RECEIVER**

35416
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 23 2000

Amount Paid \$ *3,204.00*
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF

} ss

I certify that I know or have satisfactory evidence that **Robert L. Fuhriman** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Court Appointed Receiver of Capitol Investors Limited Partnership** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:



5/19/00

Linda K Baker

Notary Public in and for the State of Washington
Residing at *King County*
My appointment expires: *12/4/03*

STATE OF WASHINGTON
COUNTY OF

} ss

I certify that I know or have satisfactory evidence that **Robert L. Fuhriman** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Court Appointed Receiver of FAMILY INVESTMENT COMPANY** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:



5/19/00

Linda K Baker

Notary Public in and for the State of Washington
Residing at *King County*
My appointment expires: *12/4/03*



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Exhibit A

Parcel "A":

Those portions of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision, 526.8 feet West of the Northeast corner thereof; thence West, 60 feet; thence South, 594 feet; thence East, 60 feet; thence North, 594 feet to the point of beginning; EXCEPT the North 30 feet thereof for Secondary State Highway 1-G;

EXCEPT from all of the above, the North 10 feet thereof as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8502050015, records of Skagit County, Washington.

Parcel "B":

Those portions of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision, 526.8 feet West of the Northeast corner thereof; thence South 594 feet; thence East 180.4 feet; thence North 231 feet; thence West 110 feet; thence North 363 feet; thence West to the point of beginning; EXCEPT the North 30 feet thereof for Secondary State Highway 1-G;

EXCEPT from all of the above, the North 10 feet thereof as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8502050015, records of Skagit County, Washington.

Parcel "C":

That portion of the East 20 acres of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of those certain premises conveyed to William J. Pennington, et ux, by Deed recorded July 14, 1947 in Volume 219 of Deeds, page 416; thence South along the Southerly extension of said Pennington Tract to the North line of the South 710 feet of the East 1/2 of said Northeast 1/4 of the Southeast 1/4; thence West along said North line to the West line of said East 20 acres; thence North along said West line to the Southwest corner of those certain premises sold to H. A. MacDonald by Real Estate Contract recorded February 12, 1943 in Volume 188 of Deeds, page 254; thence East along the South line of said MacDonald Tract and its Easterly extension to the point of beginning.



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