

AFTER RECORDING MAIL TO:  
Donald Boettcher  
25263 Minkler Road  
Sedro Woolley, WA 98284



200205230159  
Skagit County Auditor  
5/23/2002 Page 1 of 4 3:52PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-101158-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### BARGAIN AND SALE DEED

Grantor(s): CARL SORENSEN, JR. and JAMES P. SORENSEN, as Co-Personal Representatives of the Estate of Carl F. Sorensen, deceased  
Grantee(s): DONALD BOETTCHER and PATRICIA BOETTCHER, husband and wife  
Abbreviated Legal: ptn of NW 1/4, 20-35-5 & ptn SW 1/4 of SW 1/4, 17-35-5, E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350517-3-004-0005/P39269, 350520-2-003-0003/P40028, 350520-2-008-0107/P40034, 3881-000-015-0001/P64391, 350520-2-004-0002/P40029

THE GRANTOR CARL SORENSEN, JR. and JAMES P. SORENSEN, as Co-Personal Representatives of the Estate of Carl F. Sorensen, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars (\$255,000.00), in hand paid, grant, bargain, sell, convey, and confirm to DONALD BOETTCHER and PATRICIA BOETTCHER, husband and wife the following described real estate, situated in the County of Skagit State of Washington:

See Attached Exhibit "A" Subject to: Schedule "B-1" attached hereto.

The Grantors for themselves and for their 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 Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated May 9, 2002

Carl Sorensen, Jr., Co-Personal Rep.  
*Carl Sorensen, Jr. Co-Personal Rep.*

*James P. Sorensen* 2200  
James P. Sorensen, Co-Personal Rep.  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

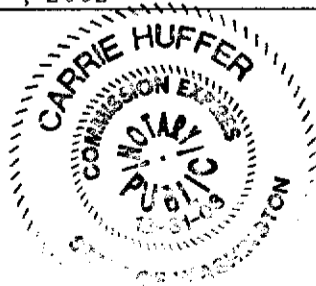
MAY 25 2002

STATE OF WASHINGTON }  
County of Skagit } SS:

Amount Paid \$ 3901.58  
Skagit County Treasurer  
By: *men* Deputy

I certify that I know or have satisfactory evidence that Carl Sorensen, Jr. and James P. Sorensen signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Co-Personal Representative of Estate of Carl F. Sorensen, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 21<sup>st</sup>, 2002



*Carrie Huffer*  
Carrie Huffer  
Notary Public in and for the State of WASHINGTON  
Residing at Burlington  
My appointment expires: 12/31/2003

## Exhibit A

### PARCEL "A":

The East 522 1/2 feet of the South 46 1/2 rods of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the East 522 1/2 feet of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 5 East, W.M., lying Northerly of Hanson Creek,

EXCEPT any portion lying within the following described tract:

Beginning at a point along the East line of the Northwest 1/4 of the Northwest 1/4 of Section 20, approximately 20 feet North of the centerline of Hansen Creek at the existing fence corner;  
thence Southwesterly along the existing fence line parallel to Hansen Creek approximately 165 feet to the fence corner;  
thence South 47 degrees East along the existing fence line approximately 230 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of Section 20;  
thence North along the 1/4 section line approximately 205 feet back to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 5 East, W.M., lying Northerly of the Northerly line of Minkler Road,

EXCEPT the West 30 feet thereof reserved for road.

Situate in the County of Skagit, State of Washington.

### PARCEL "D":

Tract 15, "CHASE ACREAGE", as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "E":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 5 East, W.M., lying Southerly of Hanson Creek, EXCEPT the following described tract:

Beginning at a point along the East line of the Northwest 1/4 of the Northwest 1/4 of Section 20, approximately 20 feet North of the centerline of Hansen Creek at the existing fence corner;  
thence Southwesterly along the existing fence line parallel to Hansen Creek approximately 165 feet to the fence corner;  
thence South 47 degrees East along the existing fence line approximately 230 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of Section 20;  
thence North along the 1/4 section line approximately 205 feet back to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "F":

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 20;  
thence North along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 20, approximately 230 feet to the existing fence line;



thence South 47 degrees East along the existing fence line approximately 320 feet to the intersection of the right of way with Minkler Road and the South line of the Northeast 1/4 of the Northwest 1/4 of Section 20; thence West along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 20, approximately 225 feet back to the point of beginning.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

S-101158-E

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph company, its successors and assigns  
Purpose: Right to erect and maintain poles, with the necessary wires and fixtures thereon  
Area Affected: Exact location not described  
Dated: Not disclosed  
Recorded: January 3, 1927  
Auditor's No.: Volume 142, page 198  
199944

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America  
Purpose: One or more electric power transmission lines  
Area Affected: A portion of North 1/2 of the Northwest 1/4 of Section 20  
Dated: Not disclosed  
Recorded: February 24, 1947  
Auditor's No.: 401295

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington  
Purpose: Right to enter upon, dredge, construct, operate, maintain, repair, rebuild and patrol the channel of Hansen Creek  
Dated: May 10, 1948  
Recorded: August 18, 1948  
Auditor's Nos.: 421730 and 421732

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America  
Purpose: One or more electric power transmission lines  
Area Affected: Parcel "D"  
Dated: Not disclosed  
Recorded: May 15, 1956  
Auditor's No.: 391875

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation  
Purpose: A pipeline or pipelines for the transportation of oil, gas and the products thereof  
Area Affected: Parcels "C", "D" and "E"  
Dated: Not disclosed  
Recorded: September 14, 1956  
Auditor's No.: 541536

LTC-SC-2



Schedule "B-1"

S-101158-E

EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America  
Purpose: To enter and erect, maintain, repair, rebuild, operate, and patrol 1 one of electric power transmission structures  
Area Affected: Parcel "D"  
Dated: Not disclosed  
Recorded: August 21, 1963  
Auditor's No.: 639904

AMENDMENT TO EASEMENT:

Recorded: April 19, 1971  
Auditor's No.: 751315

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States by authority of the Bonneville Project Act.  
Purpose: Perpetual easement and right to establish and main an electric field and to interfere with the reception of television signals  
Area Affected: Parcel "C"  
Dated: July 22, 1976  
Recorded: September 7, 1976  
Auditor's No.: 842143

H. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: March 10, 2000  
Auditor's No.: 200003100003  
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."  
(Affects Parcel "F")

*ees JM*



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