



200206280132

Skagit County Auditor

6/28/2002 Page 1 of 1 11:59AM

AFTER-RECORDING MAIL TO:

Name **PATRICK J. HELGESON**

Address 291163 Bacus Hill Rd  
City, State, Zip Scagit County WA 98254  
**00068616**

**Filed for Record at Request of First American Title Company  
Mount Vernon, WA 98273**

**FIRST AMERICAN TITLE CO.**

**BARGAIN AND SALE DEED**

*681614E*

**THE GRANTOR** \*S.S. MCINTYRE JR SEPARATE PROPERTY TRUST under instrument dated August 31, 1976 for and in consideration of Forty-Five Thousand And 00/100 Dollars (\$45,000.00), in hand paid, bargains, sells, and conveys to **PATRICK J. HELGESON and FELISA J. HELGESON, Husband and Wife** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

**The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 5 East, W.M.; EXCEPT any portion within the Skagit County right-of-way commonly known as the Bacus Road; ALSO EXCEPT any portion lying South of said Bacus Road right-of-way. (Also known as Tract 17 of Survey, recorded October 23, 1989 under Auditor's File No. 8910230031).**

**ABBREVIATED LEGAL:**

**Section 12, Township 35, Range 5; Ptn NE-SW aka Lot 17 of Survey filed under Auditor's File No. 8910230031.**

**This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on the recorded plat or survey and 2nd 1/2 2002 taxes.**

\***JOHN H. WARD, AS SUCCESSOR TRUSTEE OF THE**

Assessor's Property Tax Parcel/Account Number(s): **350512-3-001-0011 P38916**

The Grantor for **himself, herself, themselves** and for **his/her/their** successors in interest does 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 does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, **he/she/they** will forever warrant and defend the said described real estate.

Dated this **26th** day of **June**, 2002.

*2899*

S. S. McIntyre Jr Separate Property Trust

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

*John H. Ward*  
**JOHN H. WARD, successor trustee**

**JUN 28 2002**

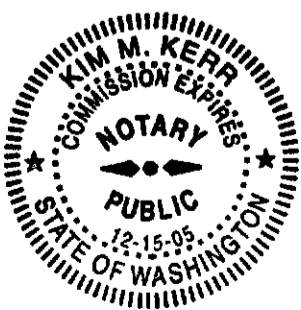
Amount Paid \$ *688.50*  
Skagit County Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF *Skagit*

*[Signature]*  
ss

I certify that I know or have satisfactory evidence that **John H. Ward** 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 successor trustee of the S. S. McIntyre Jr. Separate Property Trust under instrument dated August 31, 1976.

Dated: *6-26-02*



*Kim M Kerr*

Notary Public in and for the State of Washington  
Residing at *mt. Vernon*  
My appointment expires: *12-15-05*