



200209050068

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name PATRICK MULLEN  
Address 255 WAI ANA WAY  
City, State, Zip HAIKU, HI 96708  
**B70253**

Filed for Record at Request of First American Title Company  
Burlington, WA 98233

**BARGAIN AND SALE DEED**

FIRST AMERICAN TITLE CO.

B70253 E

THE GRANTOR VIRGINIA BURDETTE, as trustee in Bankruptcy Court of the Western District of the U.S. District Court of the State of Washington, at Seattle, under Cause No. 01-2-232-0, In Re: Gary A. Rygmyr and Sally J. Rygmyr, Debtors, for and in consideration of Six Hundred Three Thousand And 00/100 Dollars (\$603,000.00), in hand paid, bargains, sells, and conveys to PATRICK K. MULLEN and CHERYL R. MULLEN, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

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 any recorded plat or survey.

4125  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

SEP 05 2002

Amount Paid \$ 9225.90  
Skagit County Treasurer  
By: *[Signature]* Deputy

Assessor's Property Tax Parcel/Account Number(s): 360226-0-033-0106, 360226-0-049-0108

The Grantor for herself and for her 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, she will forever warrant and defend the said described real estate.

Dated this 4th day of September, 2002.

VIRGINIA BURDETTE

*[Signature]*  
as Trustee in Chap 7 Bankruptcy  
for Gary and Sally Rygmyr, Case No 01-22320

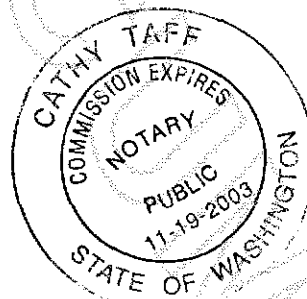
STATE OF WASHINGTON  
COUNTY OF *Skagit* }

ss

I certify that I know or have satisfactory evidence that VIRGINIA BURDETTE, as Trustee in Chapter 7 Bankruptcy for Gary and Sally Rygmyr, 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 this instrument.

Dated: 9.5.02

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at *Stamwood*  
My appointment expires: 11-19-03



**Exhibit A**

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Commencing at the Southeast corner of said Section 26; thence North 1 degree 42' 41" East along the East line of said Government Lot 1, of Section 26, 857.12 feet; thence at right angle to said East line, North 88 degrees 17' 19" West, 527.00 feet to an intersection with the East line of that certain tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947, and filed June 23, 1947, under Skagit County Auditor's File No. 405861, said intersection being the true point of beginning; thence continue North 88 degrees 17' 19" West, 75.00 feet; thence North 1 degree 42' 41" East parallel with said East line of Nellie Flynn Tract, 220 feet, more or less, to the line of ordinary high tide; thence Easterly along said line of ordinary high tide, 75 feet, more or less, to an intersection with said East line of the Nellie Flynn Tract; thence Southerly along said East line, 230 feet, more or less, to the true point of beginning. (Said Tract also known as Tract "A" in that certain Short Plat No. 57-75, approved January 15, 1976, and recorded January 16, 1976, under Auditor's File No. 828754.)

TOGETHER WITH that portion of the tidelands of the Second Class in front of, adjacent to and abutting on the above described tract, lying Easterly of the Northerly extension of the West line of said above described tract and lying Westerly of the East line of the East 150 feet of the West 817.67 feet of said Government Lot 1, EXCEPT any portion thereof lying within a tract conveyed October 15, 1901, by the State of Washington to Jno. Earls by Bush Act Oyster Lands, by Deed recorded November 9, 1942, in Volume 187 of Deeds, Page 427, EXCEPT minerals rights as reserved in Deed recorded June 14, 1943, under Auditor's File No. 363097.

TOGETHER WITH that certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H.R. Roney Road No. 295, to the base of a hill; thence in an Easterly direction to the West line of that certain tract conveyed to Nellie Flynn by instrument dated June 14, 1947, and recorded June 23, 1947, under Skagit County Auditor's No. 405861, as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965, in Skagit County Superior Court Cause No. 26747.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to Robert Douglas Green by Deed recorded June 21, 1968, under Auditor's File No. 714999; thence South 88 degrees 17' 19" East along the South line of said Green Tract, 60 feet to the Southeast corner thereof; thence continue South 88 degrees 17' 19" East, 75.00 feet to a point on the West line of the above described tract of land which point is North 1 degree 42' 41" East, 20.00 feet from the Southwest corner thereof; thence South 1 degree 42' 41" West along said West line and line extended, 40.00 feet; thence North 88 degrees 17' 19" West along a line that is parallel to and 40 feet South of the first two described courses in this easement description, 135.00 feet to an intersection with the West line of said tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947, and filed June 23, 1947, under Skagit County Auditor's File No. 405861; thence North 1 degree 42' 41" East along said West line, 40.00 feet to the point of beginning.



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