

AFTER RECORDING MAIL TO:
Mr. And Mrs. Odman
1501 41st Street
Anacortes, WA 98221



200303110124
Skagit County Auditor

3/11/2003 Page 1 of 2 3:25PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: PA-105047-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): The Estate of Wanda C. Prange
Grantee(s): Scott A. Odman and Christina A. Odman
Abbreviated Legal: A ptn of SW 1/4 of SE 1/4, 25-35-1 E W.M.
Assessor's Parcel No.: P32292/350125-4-013-0006

THE GRANTOR(S) LEXIE LAMBORN, AS GUARDIAN OF THE ESTATE OF WANDA C. PRANGE, WHO ACQUIRED TITLE AS WANDA CAROL PRANGE, INCOMPETENT for and in consideration of ONE HUNDRED SIXTY THREE THOUSAND AND NO/100 Dollars \$ 163,000.00, in hand paid, bargains, sells, and conveys to SCOTT A. ODMAN AND CHRISTINA A. ODMAN, TENANCY BY THE ENTIRETY

the following described estate, situated in the County of Skagit, state of Washington:

LEGAL DESCRIPTION ATTACHED HERE TO:

Assessor's Property Tax Parcel/Account Number : P32292/350125-4-013-0006

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

#1111

Dated: February 28, 2003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

The Estate of Wanda C. Prange

Wanda C. Prange by Lexie Lamborn, Guardian
By: Lexie Lamborn, Trustee

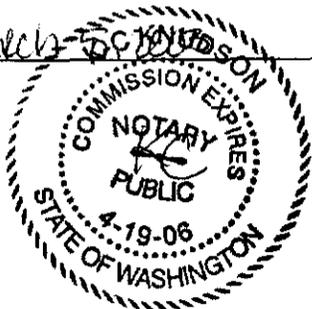
MAR 11 2003

Amount Paid \$ 2901.40
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Lexie Lamborn signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the GUARDIAN of THE ESTATE OF WANDA C. PRANGE to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: MARCH 7 2003



KC Knudson
Notary Public in and for the State of WA
Residing at Sedro Woolley
My appointment expires: 4-19-06

The West 96 feet of the following described tract:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence West 396 feet;
thence South 222.75 feet;
thence East 396 feet;
thence North 222.75 feet to the point of beginning;

EXCEPT the North 35 feet thereof as conveyed to the City of Anacortes for street purposes by deed dated June 15, 1964, recorded October 4, 1965 under Auditor's File No. 672559;

TOGETHER WITH a non-exclusive easement for sewer line and sewer appurtenances, with full right of ingress and egress, over and across the North 6 feet of the East 94 feet of the West 190 feet and over and across the North 10 feet of the East 8 feet of the West 198 feet of the following described tract:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence West 396 feet;
thence South 222.75 feet;
thence East 396 feet;
thence North 222.75 feet to the point of beginning;

EXCEPT the North 35 feet thereof as conveyed to the City of Anacortes for street purposes by deed dated June 15, 1964, recorded October 4, 1965 under Auditor's File No. 672559.

Situate in the County of Skagit, State of Washington.



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