

AFTER RECORDING MAIL TO:

Mr. and Mrs. John K. Adkison

28675 Munkler Rd
Sedro Woolley WA 98284



200501060085
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83446

1/6/2005 Page 1 of 3 1:51

Bargain and Sale Deed

Grantor(s): Wilborn B. Hodgin, Estate and Dorothy L. Hodgin, Estate

Grantee(s): John K. Adkison and Jennifer Adkison

Abbreviated Legal:

FIRST AMERICAN TITLE CO.

B83446E

Section 14, Township 35, Range 5; ptn. N 1/2

THE GRANTOR(S) Lonnie B. Hodgin, Personal Representative of the Estate of Dorothy L. Hodgin for and in consideration of **TWO HUNDRED EIGHTY THOUSAND AND NO/100 Dollars \$ 280,000.00**, in hand paid, bargains, sells, and conveys to **John K. Adkison and Jennifer Adkison, husband and wife** the following described estate, situated in the County of Skagit, state of Washington:

That portion of the following described Tracts lying Southerly of SR-20 (formerly Secondary State Highway No. 17-A) being a portion of the North 1/2 of Section 14, Township 35 North, Range 5 East, W.M.:

(A) Beginning at the intersection of the North line of the right of way of the Puget Sound and Baker River Railroad Company with the North and South center line of said Section at a point 1385.1 feet South of the North quarter corner of said Section; running thence South 84 degrees 33' West along said North line 963.1 feet; thence North 0 degrees 07' West 1104.8 feet; thence South 72 degrees 26' East 2434.4 feet; thence South 9 degrees 40' West 153.2 feet to the said North line of said railroad; thence along said North line of said railroad South 84 degrees 33' West 1340.2 feet to the place of beginning; EXCEPT County roads; AND EXCEPT the following: Commencing at a point on the North line of the right of way of the Puget Sound and Baker River Railroad 1010.2 feet East of the center line of Section 14; thence running Easterly along said North line 330 feet; thence North 9 degrees 40' East 153.2 feet; thence North 72 degrees 26' West 350 feet; thence South to the point of beginning.

(B) Beginning at the Northeast corner of the Northwest 1/4 of Section 14, Township 35 North, Range 5 East, W.M.; thence North 100 feet; thence West 1387.5 feet; thence South to a point 25 feet North of the center line of the Skagit Mill Co. Logging Spur; thence in an Easterly direction along said spur and the North line of the Puget Sound and Baker River Railway Company right of way to a tract of land described as Parcel "A" above; thence North along the West line of said Tract 1104.8 feet; thence in a Southeasterly direction along said Tract to the North and South center line of said Section to a point 669 feet South of the place of beginning; thence North to the place of beginning; EXCEPT any portion thereof lying South of the South line of the Northeast 1/4 of the Northwest 1/4 of Section 14; AND EXCEPT any portion thereof lying West of the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 14;

Subject to easements, restrictions and other exceptions hereto attached as Exhibit A

Assessor's Property Tax Parcel/Account Number : 350514-0-004-0111, P39032, 350514-0-004-0012, P39030

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.

Dated: December 21, 2004

The Estate of Dorothy L. Hodgin

Lonnie B. Hodgin Personal Representative
Lonnie B. Hodgin, Personal Representative

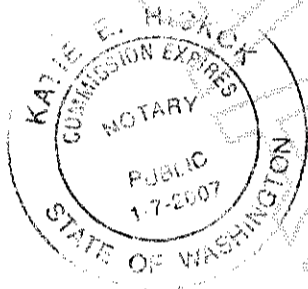
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Lonnie B. Hodgin the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Personal Representative of The Estate of Dorothy L. Hodgin to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 12-29-04

[Signature]

Notary Public in and for the State of WA
Residing at MWernov
My appointment expires: 1-7-07



84
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 06 2005

Amount Paid \$ 4984.00
By [Signature] Skagit Co. Treasurer Deputy



EXHIBIT A

Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
 Auditor's No.: 183076 (Vol. 136, Page 277)
 Purpose: Electric transmission lines and prohibitions against
 blasting within 30 feet
 Area Affected: A 50 foot wide strip of land

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Dated: May 29, 1987
 Recorded: May 29, 1987
 Auditor's No.: 8705290071
 Purpose: Electric transmission and/or distribution lines over and/or under the
 right of way
 Area Affected: A right of way 150 feet in width

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
 Recorded: May 29, 1987
 Auditor's No.: 8705290072
 Purpose: Electric transmission and/or distribution lines over and/or under the
 right of way
 Area Affected: Two 15-foot strips of land and a 20 foot right of way

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
 Dated: September 11, 1963
 Recorded: September 19, 1963
 Auditor's No.: 640982
 Purpose: "flood control and to excavate gravel and to build a two foot (2')
 dam across the channel..."
 Area Affected: A Westerly portion of the subject property

Reference is hereby made to the record for the full particulars.



200501060085
Skagit County Auditor