

After Recording Return to:

Langabeer, Tull & Lee, P.S.  
P.O. Box 1678  
Bellingham, WA 98227



200504060102

Skagit County Auditor

4/6/2005 Page

1 of

5 3:59PM

LAND TITLE OF SKAGIT COUNTY

## BARGAIN AND SALE DEED

Grantor: KAREN A. BUCHAN, a married person as to her separate property

Grantees: C. ROGER SAHLIN, a married person as to his separate property

Legal Description (Abbreviated): Ptn. NW ¼ SW ¼ §15, Twp. 34 N., R. 2 E.W.M.  
and  
Ptn. Gov. Lot 1, §6, Twp. 34 N., R. 2 E.W.M.  
For Full Legals, See Pages 3 and 4

Assessor's Tax 340215-3-001-0004 and 340216-0-001-0017

Parcel ID#:

Reference Numbers of 847781, 8903300008, 9002130061

Related Documents: 200504060102 200504060101

The Grantor, KAREN A. BUCHAN, a married person as to her separate property, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, bargains, sells, and conveys to C. ROGER SAHLIN, a married person as to his separate property, an undivided one-tenth (1/10<sup>th</sup>) interest in and to the real property described on Exhibit A, subject to those exceptions listed on Exhibit B.

The one-tenth interest conveyed by this deed consists of the following:

- One-half of the one-tenth interest originally conveyed to the Testamentary Trust of Carl V. Sahlin under Skagit County Auditor's File Number 847781, which one-half of one-tenth interest was conveyed to Karen A. Buchan under Skagit County Auditor's File Number 200504060101.
- Karen Buchan's one-half of the one-tenth interest in Parcel A conveyed by Margaret M. Sahlin to C. Roger Sahlin and Karen A. Buchan under Skagit County Auditor's File Numbers 8903300008 and/or 9002130061.
- Karen Buchan's one-half of the one-tenth interest in Parcel B conveyed to and/or retained by Margaret M. Sahlin under Skagit County Auditor's File Number 847781, as more particularly described in the Affidavit of Heirs recorded under Skagit County Auditor's File Number 200504060102.

BARGAIN AND SALE DEED

Page 1

The Grantor for herself and for her successors in interest expressly limits the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, 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.

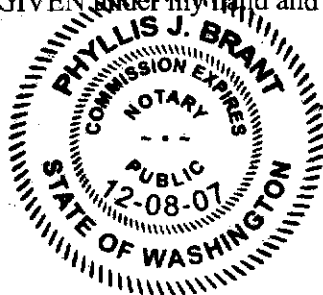
Dated this 30 day of March, 2005.

Karen A. Buchan  
KAREN A. BUCHAN

STATE OF WASHINGTON )  
 ) ss.  
County of King )

On this day personally appeared before me KAREN A. BUCHAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of March, 2005.



Phyllis J. Brant  
NOTARY PUBLIC in and for the State of Washington  
Residing at Redmond  
My Commission Expires 12-8-07

# 11609  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 06 2005

Amount Paid \$ 712.00  
By [Signature] Skagit Co. Treasurer Deputy

BARGAIN AND SALE DEED  
Page 2



200504060102  
Skagit County Auditor

4/6/2005 Page 2 of 5 3:59PM

## EXHIBIT A

Parcel A: Account No. 340215-3-001-0004; R20357

The Northwest quarter of the Southwest quarter of Section 15, Township 34 North, Range 02 East of the Willamette Meridian, situate in Skagit County, Washington,

EXCEPT the following described property;

Beginning at the Southwest corner of Section 15, Township 34 North, Range 2 East, of the Willamette Meridian;

thence North  $3^{\circ}09'00''$  east along the west line of the Southwest quarter of the Southwest quarter of said section 15, a distance of 1321.06 feet to the northwest corner of said Southwest quarter of the Southwest;

thence north  $29^{\circ}43'00''$  east along the centerline of that county road known as Snee-Oosh Road No. 353, a distance of 900.44 feet to the true point of beginning of this description;

thence north  $29^{\circ}43'00''$  east along the centerline of said county road, distance of 219.58 feet;

thence north  $63^{\circ}42'00''$  west a distance of 160.19 feet to a point on the line of ordinary high tide;

thence south  $24^{\circ}33'00''$  west along said line of ordinary high tide, a distance of 285.00 feet;

thence south  $89^{\circ}12'00''$  east a distance of 718.17 feet to the true point of beginning of this description, as conveyed to G.R. Larson and Dorothy B. Larson, husband and wife, by Warranty Deed recorded, January 18, 1968 under Auditor's File No. 709148, records of Skagit County, Washington,

ALSO EXCEPT any portion thereof lying within the county road now known as Snee-Oosh Road.

Situated in Skagit County, Washington



**EXHIBIT A, CONTINUED**

Parcel B: Account No. 340216-0-001-0017; R20360

Government Lot 1, Section 16, Township 34 North, Range 2 East, of the Willamette Meridian; Situate in Skagit County; Washington;

EXCEPT the following described property:

Beginning at the southwest corner of Section 15, Township 34 North, Range 2 East, of The Willamette Meridian;

thence north  $3^{\circ}09'00''$  east along the west line of the Southwest quarter of the Southwest quarter of said section 15, a distance of 1321.06 feet to the northwest corner of said Southwest quarter of the Southwest quarter of said Section 15, a distance of 1321.06 feet to the northwest corner of said Southwest quarter of the Southwest quarter;

thence north  $29^{\circ}43'00''$  east along the centerline of that county Road known as Snee-Oosh Road No. 353, a distance of 900.44 feet to the true point beginning of this description;

thence north  $29^{\circ}43'00''$  east along the centerline of said county road, a distance of 219.28 feet;

thence north  $89^{\circ}12'00''$  west a distance of 564.83 feet;

thence north  $63^{\circ}42'00''$  west a distance of 160.19 feet; to a point on the line of ordinary high tide;

thence south  $24^{\circ}33'00''$  west along said line of ordinary high tide, a distance of 285.00 feet;

thence south  $89^{\circ}12'00''$  east a distance of 718.17 feet to the true point of beginning of this description, as conveyed to G.R. Larson and Dorothy B. Larson, husband and wife, by Warranty Deed recorded January 18, 1968 under Auditor's File No. 709148, records of Skagit County, Washington;

ALSO EXCEPT any portion thereof lying within the county road now know as Snee-Oosh Road.

Situated in Skagit County, Washington



## EXHIBIT B

### Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: April 5, 1921  
Auditor's No.: 148972, records of Skagit County, Washington  
Executed By: John Edge and Ellen Edge, his wife, noncompetent Swinomish Indians  
As Follows: THERE IS RESERVED from the lands hereby granted, a right of way thereon for ditches or canals constructed by authority of the United States  
Affects: Parcel A
2. Exceptions and reservations as contained in instrument;  
Recorded: Undisclosed  
Auditor's No.: 236228, records of Skagit County, Washington  
Executed By: John LaHelma or Jerry Willup and Mary Willup, husband and wife of Swinomish Indian Reservation, Washington, noncompetent Skagit Indian  
As Follows: And there is reserved from the lands hereby granted a right of way thereon for ditches and canals constructed by authority of the United States  
Affects: Parcel B
3. Exceptions and reservations as contained in instrument;  
Recorded: February 19, 1960  
Auditor's No.: 596724, records of Skagit County, Washington  
Executed By: Alexis Edge, unallotted Swinomish, a single man  
As follows: Executing and reserving unto the grantor, his heirs and assigns 100% of all minerals, including oil and gas, together with the right to prospect for, mine, and remove same  
Affects: Parcel A
4. Agreement, including the terms and conditions thereof; entered into;  
By: Everett Properties Partnership  
And Between: Skagit County  
Recorded: February 24, 1999  
Auditor's No.: 9902240005, records of Skagit County, Washington  
Affects: Parcel A
5. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.