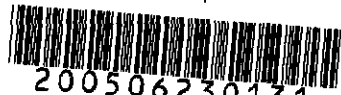


AFTER RECORDING MAIL TO:  
Timothy A. Bombard  
P.O. Box 865  
Avalon, CA 90704



200506230131  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 116694-PE

LAND TITLE OF SKAGIT COUNTY

## Bargain and Sale Deed

Grantor(s): Skagit State Bank  
Grantee(s): Timothy A. Bombard and Kathleen Vojkovich Bombard 2003 Trust  
Abbreviated Legal: Ptn N 1/4 of SW 1/4 & Ptn SW 1/4 of SW 1/4, 13-35-3 E W.M.

THE GRANTOR(S) SKAGIT STATE BANK, a Washington Corporation

for and in consideration of THREE HUNDRED NINETY THOUSAND AND NO/100 Dollars \$ 390,000.00,

in hand paid, bargains, sells, and conveys to TIMOTHY A. BOMBARD and KATHLEEN VOJKOVICH-BOMBARD, as Trustees of the TIMOTHY A. BOMBARD and KATHLEEN VOJKOVICH-BOMBARD 2003 Trust, dated March 4, 2003

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

### SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Assessor's Property Tax Parcel/Account Number : 350313-3-001-0004, P34241, 350313-3-003-0002, P34242, 350313-3-006-0009, P34245, 350313-3-007-0008, P34246

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 116694-PE.

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: June 13, 2005

Skagit State Bank

By: Gary Medcalf, Vice President

3225  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 23 2005

Amount Paid \$ 6942.00  
Skagit Co. Treasurer  
By *KL* Deputy

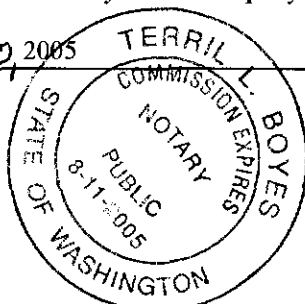
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gary Medcalf

\_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is Vice-President  
\_\_\_\_\_ of Skagit State Bank

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 20, 2005



*Terril L. Boyes*  
~~Karen Ashley~~ Terril L. Boyes  
Notary Public in and for the State of Washington  
Residing at ~~Sedro-Woolley~~ Monroe  
My appointment expires: ~~9-11-2006~~ 8-11-05

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

That portion of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and that portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 3 East, W.M., lying Northerly of the Samish River, EXCEPT road AND EXCEPT the following described tracts:

1. The West 330 feet of the South 660 feet of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 13.
2. The North 16.50 feet of the West 330 feet and the West 116 feet of the South 60 feet of the North 76.5 feet of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 13.
3. Beginning at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 13;  
thence North  $2^{\circ}00'$  West along the West line of said subdivision, a distance of 673.12 feet;  
thence North  $88^{\circ}00'$  East a distance of 145.05 feet;  
thence South  $81^{\circ}14'$  East a distance of 10.13 feet to the true point of beginning;  
thence South  $81^{\circ}14'$  East a distance of 315.0 feet to the approximate center of the Samish River;  
thence along the approximate center of said river South  $10^{\circ}55'$  West 80.0 feet to the beginning of a curve to the right, having a radius of 138.08 feet, and a central angle of  $77^{\circ}05'$ ;  
thence along said curve an arc distance of 185.77 feet;  
thence continue along the approximate center of the Samish River South  $88^{\circ}00'$  West a distance of 125.0 feet;  
thence continue along the center of said river North  $66^{\circ}00'$  West a distance of 44.21 feet to a point which bears South  $0^{\circ}12'$  West from the true point of beginning;  
thence North  $0^{\circ}12'$  East a distance of 226.93 feet to the true point of beginning.
4. Beginning at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 13;  
thence North  $2^{\circ}00'$  West along the West line of said subdivision a distance of 673.12 feet;  
thence North  $88^{\circ}00'$  East a distance of 145.05 feet to the true point of beginning;  
thence South  $81^{\circ}14'$  East a distance of 101.13 feet;  
thence South  $9^{\circ}12'$  West a distance of 226.93 feet, more or less, to the center of the Samish River;  
thence along the center of the Samish River North  $60^{\circ}30'$  West a distance of 114.68 feet;  
thence North  $0^{\circ}12'$  East a distance of 185.87 feet to the true point of beginning.
5. Beginning at a point on the West line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 13, which is North  $2^{\circ}$  West, a distance of 673.12 feet from the Southwest corner thereof;  
thence North  $88^{\circ}00'$  East, a distance of 145.05 feet;  
thence South  $0^{\circ}12'$  West, a distance of 185.87 feet, more or less, to the center of the Samish River;  
thence Westerly along the center of the Samish River to its intersection with the West line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
thence North  $2^{\circ}$  West along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

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