

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert G. Miller
10939 84th Place NE
Kirkland, WA 98034



200507110185
Skagit County Auditor

7/11/2005 Page 1 of 2 3:35PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 117147-PE

LAND TITLE OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): Jamie VanArsdall, Guardian for Marion Pearl Neale
Grantee(s): Robert G. Miller and Phyllis J. Miller
Abbreviated Legal: ptn Blk. 55, Montborne, TGW RR

THE GRANTOR(S) JAMIE VANARSDALL, as guardian of the Estate of Marion Pearl Neale, incompetent under Skagit County Cause No. 03-4-00104-0

for and in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND NO/100 Dollars \$ 295,000.00**,

in hand paid, bargains, sells, and conveys to **ROBERT G. MILLER and PHYLLIS J. MILLER, husband and wife**

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

All that portion of Block 55 as per plat of the "PLAT OF THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, lying with the following described tract:

Beginning at the Northeasterly corner of Lot 1 of Block 43 of said "PLAT OF THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;
thence North 47°25'45" East along a projection of the Northerly line of said Lot 1 a distance of 50.22 feet;
thence South 37°10' East parallel to the Easterly line of said Block 43 and along the original centerline of the Northern Pacific Railroad a distance of 369.99 feet to a point of curvature in said centerline;
thence along the arc of said curve to the right having a radius of 1146.28 feet, through a central angle of 1°35'49" an arc distance of 31.95 feet to the true point of beginning;
thence continues along the arc of said curve, through a central angle 4°07'25" an arc distance of 82.5 feet;
thence South 59°40'34" West, 110 feet, more or less, to the shore line of Big Lake;
thence Northwesterly along said shoreline 82.5 feet, more or less, to a point which is South 59°11'37" West from the true point of beginning;
thence North 59°11'37" East 119 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying between the Easterly extensions of the Northerly and Southerly lines of that portion of Block 55, "PLAT OF THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Marion P. Neale, by deed recorded March 27, 1964, as Auditor's File No. 648400, and Westerly of Line "RR" described below; **EXCEPT** that portion thereof, if any, along the South line thereof conveyed to Robert Guy Miller, et ux, by a deed recorded October 18, 1976, as Auditor's File No. 844525.

Line "RR": Begin at a point on the North line of the South ½ of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970;
thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

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. 117147-PE.

Assessor's Property Tax Parcel/Account Number : 4135-055-900-0104, P74710, 330506-0-001-0306, P17920

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: July 7, 2005

Jamie VanArsdall, Guardian for Marion Pearl Neale

Jamie VanArsdall, Guardian
By: Jamie VanArsdall, Guardian

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jamie VanArsdall is

the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and is Guardian
of Marion Pearl Neale

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

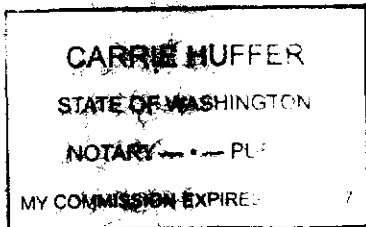
Dated: July 8, 2005

Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2007



3644
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 11 2005

Amount paid 5256.00
Skagit County Treasurer
By: h2 Deputy



Skagit County Auditor