



200507130036
Skagit County Auditor

7/13/2005 Page 1 of 2 9:58AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Charles F. Mehrmann
15234 186th Avenue
Woodinville, WA 98072

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116063-PE
TAX ACCT NO: 3862-000-021-0000/P121545

LAND TITLE OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): North Cascade R.V. Resort, L.L.C.
Grantee(s): Charles F. Mehrmann and Lisa R. Mehrmann
Abbreviated Legal: ptn Lots 22 & 23, Big Lake Waterfront Trs.

THE GRANTOR(S) NORTH CASCADE R.V. RESORT, L.L.C., a Washington Limited Liability Company

for and in consideration of **EIGHT HUNDRED NINETY FIVE THOUSAND AND NO/100 Dollars \$ 895,000.00,**

in hand paid, bargains, sells, and conveys to **CHARLES F. MEHRMANN and LISA R. MEHRMANN, husband and wife**

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

All that portion of Lots 22 And 23, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, and of Shorelands of the second class, as conveyed by the State of Washington by deed recorded June 16, 1959, under Auditor's File No. 581848, situate in front of, adjacent to, or abutting upon Lots 22 and 23, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Southwest corner of said Lot 23, as said point is shown on that certain Record of Survey recorded in Book 2 of Surveys, page 203, under Auditor's File No. 7911050027, records of said County and State;

thence North 24°27'53" West along the Easterly line of said Lots 22 and 23, 110.51 feet to the true point of beginning of said described line;

thence North 75°48'31" East, 39.20 feet;

thence South 87°25'22" East, 54.48 feet;

thence North 88°27'44" East, 39.14 feet;

thence North 54°22'19" East, 8.23 feet;

thence North 33°06'00" East, 21.65 feet;

thence North 26°29'14" East, 8.05 feet;

thence North 15°04'10" West, 7.68 feet;

thence North 23°45'52" West, 15.59 feet to a point on a curve to the right, the center of which bears North 89°51'28" East and is 70.81 feet distant;

thence Northerly and Northeasterly, following said curve to the right through a central angle of 43°15'47", an arc distance of 53.47 feet;

thence leaving said curve, North 41°20'43" East, 15.53 feet to a point on a curve to the left, the center of which bears North 50°40'51" West and is 51.70 feet distant;

thence Northeasterly, following said curve to the left through a central angle of 32°47'00", an arc distance of 29.58 feet;

thence leaving said curve, North 76°28'38" East, 72.33 feet;

thence North 65°32'07" West, 211.58 feet, more or less, to the approximate Line of Navigability of Big Lake and the end of said described line.

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. 116063-PE.

Assessor's Property Tax Parcel/Account Number : 3862-000-021-0000, P121545

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 1, 2005

North Cascade R.V. Resort, L.L.C.

Douglas J. Barnet
By: Douglas J. Barnet, Manager

Kimberly J. Barnet
By: Kimberly J. Barnet, Manager

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Douglas J. Barnet and Kimberly J. Barnet are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and Are Managers of North Cascade R.V. Resort, L.L.C.

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

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY -- -- PUBLIC
MY COMMISSION EXPIRES 12-31-07

3675
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 13 2005

Amount Paid \$ 15936.00
Skagit Co. Treasurer
By *[Signature]* Deputy



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