

AFTER RECORDING MAIL TO:
Mr. and Mrs. Bill Turner
13725 Goodman Lane
Anacortes, WA 98221



200511140375
Skagit County Auditor

11/14/2005 Page 1 of 3 3:54PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 118795-K

LAND TITLE OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): The Estate of Harry Haugland
Grantee(s): Bill Turner and Sally C. Turner
Abbreviated Legal: Ptn NE ¼ & Ptn Gov. Lot 4, 12-34-1 E W.M.
Assessor's Tax Parcel Number(s): P19299, P109108, P109109, P19229, P19248, P99531

THE GRANTOR(S) The Estate of Harry Haugland, Lexie Lamborn as Personal Representative for and in consideration of **SIX HUNDRED THOUSAND AND NO/100 Dollars \$ 600,000.00**, in hand paid, bargains, sells, and conveys to **Bill Turner and Sally C. Turner, husband and wife** the following described estate, situated in the County of **Skagit**, state of Washington:

PARCEL "A":

The West ½ of the Southwest ¼ of the Northeast ¼ of Section 12, Township 34 North, Range 1 East, W.M.,

EXCEPT that portion of the Northeast ¼, all in Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of said Section 12;
thence North 86°55'50" West, along the South line of said Northeast ¼ a distance of 317.0 feet to an extension North of an existing fenceline lying to the South in Government Lot 4 of said section;
thence North 0°45'31" West, a distance of 176.06 feet;
thence South 89°41'52" East, 319.87 feet to the East line of said West ½ of the Southwest ¼ of the Northeast ¼;
thence South 0°18'02" West along the East line thereof, 191.34 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Those portions of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

1.) Beginning at the Northwest corner of said Government Lot;
thence South on the West line of said lot, 660 feet;
thence East parallel with the North line of said lot, 321.5 feet;
thence North to the North line of said lot;
thence West to the point of beginning.

2.) Beginning at the Northwest corner of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of said Section;
thence East 21 rods;
thence South 80 rods, more or less, to the shoreline of Lake Campbell;
thence Westerly along said shoreline to the West line of said Government Lot;
thence North to the point of beginning,

EXCEPT a tract conveyed to Martha A. Giles, described as follows:

Beginning at a point 64 rods, South of the center of said section;
thence East 208.71 feet;
thence South 208.71 feet;
thence West 208.71 feet;
thence North 208.71 feet to the point of beginning.

3.) That portion of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;
thence East 15.3 feet, more or less, to an existing North-South fenceline;
thence Southerly along said existing fenceline, a distance of 312.7 feet, more or less, to the Northerly right of way of Campbell Lake Road;
thence Westerly along said Northerly right of way, a distance of 21.2 feet, more or less, to a point 346.5 feet East of the West line of said Government Lot 4;
thence North to the point of beginning.

4.) That portion of said Government Lot 4, described as follows:

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;
thence East a distance of 15.3 feet, more or less, to an existing North-South fenceline;
thence Northerly along said fenceline, and said fenceline extended, a distance of 658.9 feet, more or less, to the North line of said Government Lot 4;
thence West along the North line of said Government Lot 4, a distance of 26.9 feet, more or less, to a point 321.50 feet, from the Northwest corner of said Government Lot 4;
thence South parallel to the West line of said Government Lot 4, a distance of 660.00 feet;
thence East a distance of 25.35 feet, more or less, to the point of beginning.

(NOTE: Parcels 3 and 4 as described above are portions of Short Plat No. SPT 93-060, Skagit County Auditor's File No. 9401180147.)

EXCEPT from any of the above described Parcels, all roads and/or County rights of way;

AND EXCEPT any portion of the above described Parcels lying South of Campbell Lake Road;

AND EXCEPT that portion of the following described portion of said Government Lot 4:

Beginning at the Southeast corner of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12;
Thence South along the East line of said West $\frac{1}{2}$ extended 5.3 feet, more or less, to an existing East-West fenceline;
Thence Westerly along the existing fenceline, a distance of 317 feet, more or less, to an existing fence corner;
Thence North on an extension of the fenceline heading South, a distance of 15.5 feet, more or less, to the South line of said West $\frac{1}{2}$;
Thence South 86 degrees 55' 50" East, along the South line thereof, a distance of 317.0 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number: P19299/340112-1-003-0109, P109108/340112-4-013-0300, P109109/340112-4-027-0600, P19229/340112-4-014-0009, P19248/340112-4-029-0002, P99531/340112-4-029-0100

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.



200511140375
Skagit County Auditor

Dated: November 1, 2005

The Estate of Harry Haugland

Lexie Lamborn
By: Lexie Lamborn, Personal Representative

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Lexie Lamborn
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Personal Representative
of The Estate of Harry Haugland, deceased to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: November 3, 2005



KC Knudson
Notary Public in and for the State of Washington
Residing at Redes Woodley
My appointment expires: 4-19-06

6375
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 14 2005

Amount Paid \$ 10685.00
Skagit Co. Treasurer
By [Signature] Deputy



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Skagit County Auditor