



200904290011

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Nathan T. Bird
616 2nd Street
LaConner, WA 98257

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 132774-SE

Grantor: Jerry C. Nelson, as Personal Representative of the Estate of Lea M. Diacos, authorized in Skagit County Superior Court Cause No. 08-4-00031-1
Grantee: Nathan T. Bird and Paige J. Bird

LAND TITLE OF SKAGIT COUNTY

132774-SE

BARGAIN AND SALE DEED

THE GRANTOR JERRY C. NELSON, as Personal Representative of the Estate of Lea M. Diacos, authorized in Skagit County Superior Court Cause No. 08-4-00031-1 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to NATHAN T. BIRD and PAIGE J. BIRD, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4123-020-007-0005, P74081, 4123-020-005-0106, P74080, 4123-020-003-0108, P74078

Plots 3, 7, 9, 11, 12, LaConner, 4 acres 200807150675
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. 132774-SE.

The Grantor for himself/herself and for his/her successors in interest does 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 does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: April 22, 2009

Jerry C. Nelson, as Personal Representative of the Estate of Lea M. Diacos, authorized in Skagit County Superior Court Cause No. 08-4-00031-1

Jerry C. Nelson
By Jerry C. Nelson, Personal Representative

1193
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2009

Amount Paid \$ 6057.⁰⁰
Skagit Co. Treasurer
By *MAN* Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Jerry C. Nelson signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Lea M. Diacos to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 27, 2009



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2010

Schedule "A-1"

132774-SE

DESCRIPTION:

The East ½ of Lot 3; Lots 4 and 5, EXCEPT the Westerly 30 feet thereof; the East ½ of Lot 6 and the South 20 feet of the East 70 feet of Lot 7; all in Block T, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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