

When recorded return to:

Mr. and Mrs. George J. Theodoratus
37921 State Route 20
Concrete, WA 98237



200910300143
Skagit County Auditor

10/30/2009 Page 1 of 3 4:00PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 133375-PE

Grantor: DWIGHT RUTHRUFF, as Personal Representative of The Estate of RUEDI F. BAUMANN
(deceased) and authorized by Skagit County Superior Court Cause No. 07-4-00340-1
Grantee: George J. Theodoratus and Lois M. Theodoratus

LAND TITLE OF SKAGIT COUNTY

BARGAIN AND SALE DEED

THE GRANTOR DWIGHT RUTHRUFF, as Personal Representative of The Estate of RUEDI F. BAUMANN (deceased) and authorized by Skagit County Superior Court Cause No. 07-4-00340-1, for and in consideration of TWO HUNDRED THOUSAND AND NO/100 Dollars \$ 200,000.00, in hand paid, bargains, sells, and conveys to GEORGE J. THEODORATUS and LOIS M. THEODORATUS, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Ptn SE ¼ NE ¼ & Ptn E ½ SE ¼, 13-35-8 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

TOGETHER WITH THAT CERTAIN 1969, LAMPLIGHTER, 48X12 MANUFACTURED HOME,
SERIAL#10094

Tax Parcel Number(s): 350813-1-009-0005, P43868, 350813-4-002-0006, P43882, 350813-1-010-0002, P43869,
350813-4-004-0004, P43885

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. 133375-PE.

Dated: October 29, 2009

DWIGHT RUTHRUFF, as Personal Representative
of The Estate of RUEDI F. BAUMANN (deceased)
and authorized by Skagit County Superior Court
Cause No. 07-4-00340-1

Dwight Ruthruff P.R.
By: Dwight Ruthruff, Personal Representative

3348
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

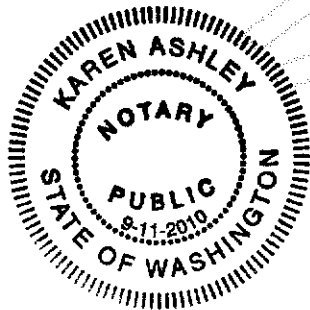
OCT 30 2009

Amount Paid \$ 3565.00
Skagit County Treasurer
By: Deputy

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Dwight Ruthruff
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Personal Representative
of Estate of Ruedi F. Baumann to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: October 30, 2009



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



200910300143
Skagit County Auditor

EXHIBIT A

Schedule "A-1"

133375-PE

DESCRIPTION:

PARCEL "A":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East, W.M., lying Northerly of Lateral Highway No. 3, as condemned by decree entered in the Superior Court for Skagit County on May 17, 1931, Cause No. 13685,

EXCEPT that portion described as follows:

Beginning at the intersection of the Northerly line of the Lateral Highway No. 3, as condemned by decree entered in the Superior Court general Easterly and Westerly direction through said subdivision and a line which is parallel with and distant when measured at right angles, 200 feet West of the East line of said Southeast $\frac{1}{4}$;
thence North along said parallel line 200 feet;
thence East 200 feet to the East line of said Southeast $\frac{1}{4}$;
thence South along said East line to the Northerly line of said Highway;
thence Westerly along said Northerly line to the point of beginning.

EXCEPT that portion thereof lying Westerly of the fence as shown on that certain Survey, recorded January 24, 2002 under Auditor's File No. 200201240246 which was Quieted in favor of Schuyler Brown, etux in Judgment entered June 7, 2007 in Skagit County Superior Court Cause No. 04-2-01219-1.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East, W.M., lying Northerly of Lateral Highway No. 3, as condemned by decree entered in the Superior Court for Skagit County on May 17, 1931, Cause No. 13685,

EXCEPT that portion described as follows:

Beginning at the intersection of the Northerly line of the Lateral Highway No. 3, as condemned by decree entered in the Superior Court general Easterly and Westerly direction through said subdivision and a line which is parallel with and distant when measured at right angles, 200 feet West of the East line of said Southeast $\frac{1}{4}$;
thence North along said parallel line 200 feet;
thence East 200 feet to the East line of said Southeast $\frac{1}{4}$;
thence South along said East line to the Northerly line of said Highway;
thence Westerly along said Northerly line to the point of beginning.

Situate in the County of Skagit, State of Washington.



200910300143
Skagit County Auditor

10/30/2009 Page

3 of

3 4:00PM