

Land Title



201005180035  
Skagit County Auditor

5/18/2010 Page 1 of 4 12:33PM

RETURN TO:

JOHN W. HICKS  
SCHACHT & HICKS, INC., P.S.  
PO BOX 1165  
MOUNT VERNON WA 98273

DOCUMENT TITLE: Life Estate deed 765<sup>00</sup>

GRANTOR: Bradburn, Ione E., Trustee

GRANTEE: Bradburn, Richard D.

ABBREVIATED LEGAL DESCRIPTION: S 7 feet of Lot 7 and all of Lot 8, "Town of McMurray", as per plat recorded in Vol 2 of Plats, Pg 107, records of Skagit County; also that portion of the N 1/2 of Main Street in Plat of McMurray, Skagit County.

ACCOMMODATION RECORDING

ASSESSOR'S TAX PARCEL NUMBER: P75093/4145-008-008-0003

LIFE ESTATE DEED

IONE E. BRADBURN, as Trustee, hereby grants to RICHARD D. BRADBURN a life estate in and to the real property described Exhibit A.

1. The consideration for this Life Estate is in accordance with the Will of CLARENCE M. BRADBURN, filed under Skagit County Probate #10-4-00065-8;
2. IONE E. BRADBURN, as Trustee, agrees to continue to pay the real property taxes and insurance affecting the real property described in Exhibit A;

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1410  
MAY 18 2010

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

3. This Life Estate shall continue through the natural life of RICHARD D. BRADBURN or until he shall abandon the premises for 120 consecutive days;
4. All interest in the above described property, upon the death of RICHARD D. BRADBURN or upon his abandonment of the property, shall vest in SUSAN M. BRECKENRIDGE.

DATED: 04/09/, 2010.

Ione E. Bradburn  
 IONE E. BRADBURN, Trustee

Approved:  
Richard D Bradburn  
 RICHARD D. BRADBURN

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF PEND OREILLE )

I certify that I know or have satisfactory evidence that IONE E. BRADBURN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 4/9, 2010.



Katharine J. Wilson  
 Printed name: Katharine J Wilson  
 Notary Public in and for the State of Washington, residing at: Newport  
 My appointment expires: 3/24/2013.



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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that RICHARD D. BRADBURN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 17, , 2010.

*Kay L. Negley*  
Printed name KAY L. NEGLEY  
Notary Public in and for the State of  
Washington, residing at Mount Vernon.  
My appointment expires 3/15/2012



**EXHIBIT "A"**

The South 7 feet of Lot 7, and all of Lot 8, Block 8, "TOWN OF McMURRAY", as per plat recorded in Volume 2 of Plats, Page 107, records of Skagit County, Washington.

ALSO That portion of the North ½ of Main Street, in the "PLAT OF McMURRAY, SKAGIT COUNTY, WASHINGTON", abutting upon Lot 8, Block 8, heretofore vacated by the Board of County Commissioners of Skagit County, Washington on September 28, 1953; AND ALSO that portion of the East ½ of vacated Cedar Street lying North of the centerline of Main Street and Southerly of the North line of the South 7 feet of Lot 7, extended Westerly which has reverted to said premises by operation of law.

