



201008110066

Skagit County Auditor

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2 2:34PM

RETURN TO:

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

DOCUMENT TITLE: BARGAIN AND SALE DEED

GRANTOR: ESTATE OF CLARENCE M. BRADBURN, DECEASED

GRANTEE: BRADBURN, IONE E. Trustee

ABBREVIATED LEGAL DESCRIPTION:

McMurray Lot 27 Blk 18

2427
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P75141/4145-018-027-0000

AUG 11 2010

Amount Paid \$
By Skagit Co. Treasurer DeputyBARGAIN AND SALE DEED

THE GRANTOR, Estate of CLARENCE M. BRADBURN, deceased, for and in consideration of partial distribution under the Will of CLARENCE M. BRADBURN, deceased, in hand paid, bargains, sells and conveys to IONE E. BRADBURN, as Trustee for the benefit of RICHARD D. BRADBURN, the following described real estate, situate in the County of Skagit, State of Washington:

Lot 27, Block 18, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 2 of Plats, Page 107, records of Skagit County, Washington.

The conveyance is made pursuant to the terms and conditions of the Last Will and Testament of CLARENCE M. BRADBURN, deceased, and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the Will of the decedent duly admitted to probate in the Superior Court of the State of Washington for Skagit County in Cause No. 10-4-00065-8.

The grantor for itself and for its 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 implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor, and not otherwise, it will forever warrant and defend the said described real estate.

DATED: 07/28, 2010.

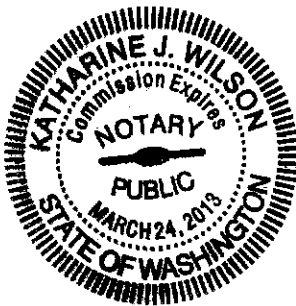
Estate of CLARENCE M. BRADBURN, deceased

By: Ione E. Bradburn
IONE E. BRADBURN, Personal Representative

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

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, on oath stated that she was authorized to execute the instrument, and acknowledged it as Personal Representative of The Estate of CLARENCE M. BRADBURN to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 28, 2010.



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



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