



201012300044
Skagit County Auditor

12/30/2010 Page 1 of 4 10:25AM

RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

GOLDENROD

DOCUMENT TITLE: BARGAIN AND SALE DEED #452

GRANTOR: VAL D. MARTIN TESTAMENTARY TRUST

GRANTEE: HOLMGREN, ANN (ANNIE) L.
SAN-MAR INVESTMENTS, LLC

ABBREVIATED LEGAL DESCRIPTION:

Ptn NE 1/4 of the SW 1/4 of NE 1/4, Sec. 6, T34 N, R4 E W.M.;
Ptn N 1/2 of SW 1/4 of NE 1/4, Sec. 6, T34 N, R4 E W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P23794, P23649 and P23789

BARGAIN AND SALE DEED

THE GRANTOR, VAL D. MARTIN TESTAMENTARY TRUST, for and in consideration of partial distribution under the VAL D. MARTIN TESTAMENTARY TRUST, in hand paid, bargains, sells and conveys all of its interest to ANN (ANNIE) L. HOLMGREN, as her separate property, and SAN-MAR INVESTMENTS, LLC, a Washington limited liability company, each as to an undivided one-half interest in the following described real estate, situate in the County of Skagit, State of Washington:

That tract of land described on EXHIBIT "A" attached hereto and by reference made a part hereof.

SUBJECT TO Easements, reservations and restrictions of record.

The conveyance is made pursuant to the terms and conditions of the VAL D. MARTIN TESTAMENTARY TRUST created pursuant to the Last Will and Testament of VAL D. MARTIN, deceased, Skagit County Superior Court Cause No. 02-4-00143-2 and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the testamentary trust.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3972

DEC 30 2010

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

DATED: Dec. 20, 2010.

By Ann (Annie) L. Holmgren, Trustee
ANN (ANNIE) L. HOLMGREN, Trustee
By Sandra K. Gyurkovic, Trustee
SANDRA K. GYURKOVICS, Trustee

I certify that I know or have satisfactory evidence that ANN (ANNIE) L. HOLMGREN and SANDRA K. GYURKOVICS, as trustees of the VAL D. MARTIN TESTAMENTARY TRUST, are the persons who appeared before me, and said persons acknowledged they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: Dec. 20, 2010.

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



201012300044
Skagit County Auditor

PARCEL "A" (P-23794):

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., lying West of the State Highway right of way, as conveyed to the State of Washington by deed recorded under Auditor's File No. 500806, records of Skagit County, Washington,

EXCEPT County road along the South line thereof known as Andis Road,

EXCEPT the North 75 feet thereof,

AND EXCEPT that portion conveyed to the State of Washington by deed recorded July 27, 1981, under Auditor's File No. 8107270034,

AND EXCEPT the following described tract:

Beginning at the intersection of the West line of primary State Highway No. 1, as conveyed to the State of Washington, by deed dated March 31, 1954 and recorded April 26, 1954, under Auditor's File No. 500806, and the North line of the County road known as Andis Road along the South line of said subdivision; thence North along the West line of said highway right of way, a distance of 200 feet; thence West parallel to the North line of said County road, a distance of 125 feet; thence South parallel to the West line of said highway right of way 200 feet to the North line of said County road; thence East along the North line of said County road, a distance of 125 feet to the point of beginning,

AND EXCEPT that portion thereof condemned in Skagit County Superior Court Cause No. 33037 for State Highway No. SR-5.

Situate in the County of Skagit, State of Washington.

PARCEL "B" (P-23649):

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West line of primary State Highway No. 1, as conveyed to the State of Washington, by deed dated March 31, 1954 and recorded April 26, 1954, under Auditor's File No. 500806, and the North line of the County road known as Andis Road along the South line of said subdivision;

EXHIBIT A - page 1



201012300044
Skagit County Auditor

thence North along the West line of said highway right of way, a distance of 200 feet;
thence West parallel to the North line of said County road, a distance of 125 feet;
thence South parallel to the West line of said highway right of way 200 feet to the North line of said County road;
thence East along the North line of said County road, a distance of 125 feet to the point of beginning,

AND EXCEPT that portion thereof condemned in Skagit County Superior Court Cause No. 33037 for State Highway No. SR-5.

Situate in the County of Skagit, State of Washington.

PARCEL "C" (P-23789):

That portion of the North $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East W.M., being Easterly of a line drawn parallel with and 260 feet Westerly, when measured at right angles, from the survey line of State Highway Route No. 5 (Primary State Highway No. 1), Conway Jct. to Jct. P.S.H. No. 1 North of Burlington, according to the plan thereof now recorded and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval August 4, 1953, being Northerly of Andis Road and lying Westerly of the following described right of way line:

Beginning at a point on the South line of said Andis road opposite Highway Engineers Station (hereinafter referred to as HES) 311+64 on the survey line of State Highway Route No. 5, Skagit River to Jct. SR 20, and 136.08 feet Westerly therefrom;
thence Westerly, along said South line, 115 feet to the true point of beginning of this right of way line description;
thence Northerly, at right angles to said South line, 100 feet;
thence East, parallel with said South line, to a line extending Northwesterly from said point of beginning to a point opposite HES 314+30 feet on said survey line and 162.90 feet Westerly therefrom;
thence Northerly to said point opposite HES 314+30;
thence Northwesterly to a point opposite HES 315+78.54 on said survey line and 259.09 feet Westerly therefrom and the end of this right of way line description.

Situate in the County of Skagit, State of Washington.

