



201012300047
Skagit County Auditor

12/30/2010 Page

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3 10:26AM

RETURN TO:

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

MV Pacific Pride

DOCUMENT TITLE: BARGAIN AND SALE DEED *645*
GRANTOR: DIANE M. MARTIN REVOCABLE LIVING TRUST
GRANTEE: HOLMGREN, ANN (ANNIE) L.
SAN-MAR INVESTMENTS, LLC
ABBREVIATED LEGAL DESCRIPTION:
Mt Vernon Lots 3 and 4 less E 6 ft Blk 12 DK 3
ADDITIONAL LEGAL DESCRIPTION ON PAGE EXHIBIT A OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: P52075

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3975

DEC 30 2010

Amount Paid \$
Skagit Co. Treasurer
By *Wm* Deputy

BARGAIN AND SALE DEED

THE GRANTOR, DIANE M. MARTIN REVOCABLE LIVING TRUST, for and in consideration of partial distribution under the DIANE M. MARTIN REVOCABLE LIVING 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 DIANE M. MARTIN REVOCABLE LIVING TRUST dated February 29, 2008, and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the testamentary trust.

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

Lots 3 and 4, Block 12, "GATES 2ND ADDITION TO MOUNT VERNON", according to the recorded plat thereof, in the office of the auditor of Skagit County, Washington, in Volume 2 of Plats, page 98.

And the right to use the wall located on the North side of Lot 2 in said Block 12, for any building that may be constructed on said Lots 3 and 4, after February 20, 1928.

EXCEPT the Easterly 6 feet of said Lots 3 and 4 and the North half of said Lot 2, heretofore conveyed to the City of Mount Vernon for alley.

Tax Parcel 3700-012-004-0008 /P52075
Pacific Pride Mount Vernon

EXHIBIT "A"



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