

Skagit County Auditor

12/30/2010 Page

1 of

3 10:27AM

RETURN TO:

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

Lake

DOCUMENT TITLE:

BARGAIN AND SALE DEED

GRANTOR:

VAL D. MARTIN TESTAMENTARY TRUST

GRANTEE:

HOLMGREN, ANN (ANNIE) L.

ABBREVIATED LEGAL DESCRIPTION:

Tracts 19, 20 and 35, Plat 1, Sulphur Spring Lake Tracts and ptn railroad right of way through Gvt Lot 9, Sec 6 T 33 N, R5

ADDITIONAL LEGAL DESCRIPTION ON PAGE EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER:

P69840 and P69853

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 to ANN (ANNIE) L. HOLMGREN, as her separate property, the following described real estate, situate in the County of Skaqit, 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

> > 3977

DEC 3 0 2010

Amount Paid \$6 Skagit Co. Treasurer By Man Deputy

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: Dec. 20 , 2010.

VAL D. MARTIN TESTAMENTARY TRUST

L. Holmann, Trustee

STATE OF WASHINGTON

COUNTY OF SKAGIT

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.

NEGLEY Printed name: KAY L.

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

Skagit County Auditor

12/30/2010 Page

2 of

3 10:27AM

PARCEL A:

Tracts 19, 20 and 35, PLAT 1 of SULPHUR SPRING LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

PARCEL B:

That portion of the 100 foot wide railroad right of way commonly known as The Northern Pacific Railway, running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 north, Range 5 East of the Willamette Meridian, which lies West of the centerline of said right of way and between the Northeasterly extensions of both the Northwesterly line of Lot 19 and the Southeasterly line of Lot 20, PLAT 1 of SULPHUR SPRINGS LAKE TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

4024-000-035-0003/P69853 4024-000-020-0000/P69840

EXHIBIT "A"



12/30/2010 Page

3 of

3 10:27AM