

After Recording Return to:

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Anacortes, Washington 98221



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Skagit County Auditor

6/30/2011 Page 1 of 3 8:37AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1915

JUN 29 2011

BARGAIN AND SALE DEED

Amount Paid \$0
Skagit Co. Treasurer

Grantor: THOMAS E. KEATING, as successor Trustee of the By *nam* Deputy
JAMES H. KEATING LIVING TRUST, dated July 19, 2006

Grantees: THOMAS E. KEATING, a married person as his separate property;
EDWARD JOHN KEATING, a married person as his separate property;
LYNN MARIE KEATING, an unmarried person; and
JAMIE ANN KEATING, an unmarried person

Tax Account Nos.: 340217-0-013-0004 / P20383 and 4109-051-004-0001 / P73557

Abbreviated Legal Descriptions:

ACREAGE ACCOUNT, ACRES 0.86, TRACT OF LAND IN LOT 4 BEING VACATED LOTS 7 TO 13 AND LOTS 20 TO 26, INCLUSIVE, LESS ROAD IN BLOCK 49, GIBRALTER AND TRACT 58.39 FEET X 84.68 FEET, SOUTHWEST OF BLOCK 49 SOUTH OF ROAD. ALSO EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF GOVERNMENT LOT 4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE GIBRALTER ROAD AND NORTHERLY OF ENTNER LAND AND WESTERLY OF LOT 1 AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 18-89, RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 134, AS AUDITOR'S FILE NO. 8906120058; SAID PREMISES FORMERLY BEING KNOWN AS PORTIONS OF BLOCKS 49 AND 69 "PLAT OF THE TOWNSITE OF GIBRALTER" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED VIRGINIA STREET THAT HAVE REVERTED THERETO BY OPERATION OF LAW. TRACT OF LAND IN LOT 4 BEING VACATED LOTS 7 TO 13 AND LOTS 20 TO 26, INCLUSIVE, LESS ROAD IN BLOCK 49, GIBRALTER AND TRACT 58.39 FEET X 84.68 FEET, SOUTHWEST OF BLOCK 49 SOUTH OF ROAD. ALSO EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF GOVERNMENT LOT 4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE GIBRALTER ROAD AND NORTHERLY OF ENTNER LAND AND WESTERLY OF LOT 1 AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 18-89, RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 134, AS AUDITOR'S FILE NO. 8906120058; SAID PREMISES FORMERLY BEING KNOWN AS PORTIONS OF BLOCKS 49 AND 69 "PLAT OF THE TOWNSITE OF GIBRALTER" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED VIRGINIA STREET THAT HAVE REVERTED THERETO BY OPERATION OF LAW.

Lots 1, 2, 3 and 4, in Block 51, of "PLAT OF THE TOWNSITE OF GIBALTAR, SKAGIT COUNTY, WASHINGTON U.S.A.", as per plat recorded in Volume 1 of plats, page 19, records of Skagit County, EXCEPT that portion of said premises, if any lying below the meander line or below the line of mean high tide, whichever is the farthest out, or within reversionary right Oyster Lands conveyed by the State of Washington Mary Elsterit, by Deed dated August 26, 1929, and recorded in Volume 152 of Deeds at Page 21.

The Grantor, THOMAS E. KEATING, as the duly appointed and acting successor trustee of the JAMES H. KEATING LIVING TRUST, dated July 19, 2006, and not in his individual capacity, in consideration of distribution of said trust according to its terms on account of the death of JAMES H. KEATING and for no other consideration, hereby grants, bargains, sells, conveys and confirms to the Grantees,

THOMAS E. KEATING, a married person as his separate property, an undivided one-half (1/2) interest;

EDWARD JOHN KEATING, a married person as his separate property, an undivided one-sixth (1/6) interest;

LYNN MARIE KEATING, an unmarried person, an undivided one-sixth (1/6) interest; and

JAMIE ANN KEATING, an unmarried person, an undivided one-sixth (1/6) interest

in the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor herein:

Lots 7, 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24, 25 and 26, in vacated Block 49, of "PLAT OF THE TOWNSITE OF GIBRALTAR SKAGIT COUNTY, WASHINGTON, U.S.A.", together with the vacated alley in said Block and together with such portions of the vacated North 1/2 of George Street and the Northerly 1/2 of Miller Street, as vacated by order of the County Commissioners on July 3, 1929, Volume 13 of Commissioners Records, Page 449, as upon vacation reversed of said premises by operation of law. EXCEPT County Roads, and EXCEPT the following described tract.

Beginning at the Southeast corner of Tract 8 of "PLAT OF QUAKER COVE" as per plat recorded in Volume 6 of "PLATS, Pages 37, records of Skagit County; thence East along the projection of the South line of said tract to the Westerly line of the county road; thence Southerly along said Westerly line to the East margin of said "Plat of QUAKER Cove", thence North along said East margin to the point of beginning.

Also Lots 1, 2, 3 and 4, in Block 51, of "PLAT OF THE TOWNSITE OF GIBRALTAR, SKAGIT COUNTY, WASHINGTON U.S.A.", as per plat recorded in Volume 1 of plats, page 19, records of Skagit County, EXCEPT that portion of said premises, if any lying below the meander line or below the line of mean high tide, whichever is the farthest out, or within reversionary right Oyster Lands conveyed by the State of Washington Mary Elsterit, by Deed dated August 26, 1929, and recorded in Volume 152 of Deeds at Page 21.

ALSO that portion of a tract marked as "RESERVED No. 2", on the "PLAT OF QUAKER COVE", as per plat recorded in Volume 6 of Plats, Page 37 records of Skagit County, described as follows:

Beginning at a pipe on the East line of said tract located approximately in the center line of Georgia Street, from which a continuation of the Easterly line of said tract runs South 24 degrees 52' East; thence West 58.59 feet to another pipe as shown on said plat, and the true point of beginning; thence North 84.68 feet to the southeasterly line of the county Road; thence Southwesterly along said Southeasterly line of said County highway to a point west of the rue portion of beginning; thence East to the true point of beginning.

Being the same parcel conveyed to James H. Keating and Betty J. Keating from Charles R. MacDonald and Dorothy B. MacDonald by virtue of a deed dated 4/21/86 recorded 4/25/86 in Deed Book 681947 in Skagit County, State of Washington.



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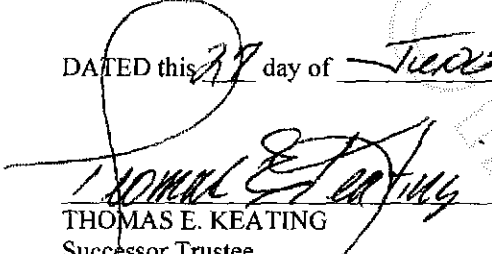
Skagit County Auditor

TOGETHER WITH those portions of vacated streets, avenues, and alleys adjoining which upon vacation have attached to said premises by operation of law.

EXCEPT FOR the following portion of the above-described property, which was conveyed to James H. Sheldrup and Joanne D. Sheldrup, husband and wife, by Quit Claim Deed dated September 4, 2004 and recorded under Auditor's File Number 200409100036:

That portion of the Northeast Quarter of the Southwest Quarter and of Government Lot 4 of Section 17, Township 34 North, Range 2 East of the Willamette Meridian, lying Easterly of the Gibraltar Road and Northerly of Entner Lane and Westerly of Lot 1 as shown on Skagit County Short Plat No. 18-89, recorded in Book 8 of Short Plats, Page 134, as Auditor's File No. 8906120058; said premises formerly being known as portions of Blocks 49 and 69 "Plat of the Townsite of Gibraltar" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Virginia Street that have reverted thereto by operation of law.

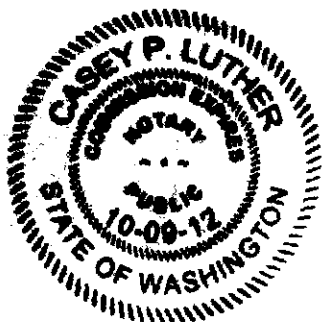
DATED this 27 day of June, 2011.

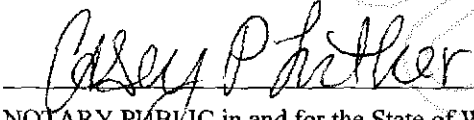

THOMAS E. KEATING
Successor Trustee
JAMES H. KEATING LIVING TRUST

STATE OF WASHINGTON)
COUNTY OF Thurston) ss.

I certify that I know or have satisfactory evidence that THOMAS E. KEATING is the person who appeared before me, and said person acknowledged that he signed the foregoing instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it, as successor Trustee of the JAMES H. KEATING LIVING TRUST, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of June, 2011.




NOTARY PUBLIC in and for the State of Washington,
residing at Locay, WA
My appointment expires 10-09-2012

