



201110240056

Skagit County Auditor

10/24/2011 Page 1 of 3 10:40AM

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 DAVID A. WELTS, DECEASED
GRANTEE: KEITH KNOERNSCHILD, as his separate property
ABBREVIATED LEGAL DESCRIPTION:
Tracts "F", "H" and Ptn Tracts "G", Tinas Coma
ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: P117121/4755-000-999-0000
P117123/4755-000-999-0200

Skagit County Probate No. 10-4-00278-2

BARGAIN AND SALE DEED

THE GRANTOR, Estate of DAVID A. WELTS, deceased, by and through its duly appointed Personal Representatives, for and in consideration of partial estate distribution, bargains, sells and conveys to KEITH KNOERNSCHILD, as his separate property, the following described real estate, situate in the County of Skagit, State of Washington:

See Attached Exhibit A.

DATED: July 18, 2011.

Estate of DAVID A. WELTS, deceased

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113189
OCT 24 2011

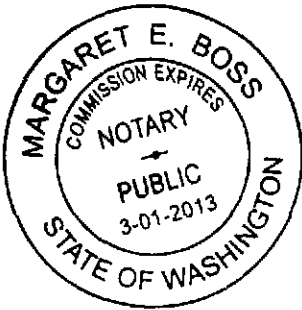
Amount Paid \$
By 116 Skagit Co. Treasurer Deputy

By: Gloria Carbert
GLORIA CARBERT, Personal Representative
By: Maxine Hereford
MAXINE HEREFORD, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MAXINE HEREFORD and GLORIA CARBERT, as personal representatives of the estate of DAVID A. WELTS, deceased, 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: July 18, 2011.



Margaret E. Boss
Printed name: Margaret E. Boss
Notary Public in and for the State of
Washington, residing at: Burlington.
My appointment expires: 3-01-2013.



Exhibit "A"

PARCEL "A":

Tract "F", "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

PARCEL "B":

Tract "H", "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract "G" of said "PLAT OF TINAS COMA," described as follows:

Beginning at the Southeast corner of said Tract "G";
Thence North 89°12'36" West, along the South line of said Tract "G", a distance of 43.62 feet;
Thence North 00°47'24" East a distance of 117.41 feet;
Thence South 88°46'18" East a distance of 18.62 feet to the East line of said Tract "G";
Thence South 00°47'24" East, along said East line, a distance of 61.03 feet to an angle point thereon;
Thence South 89°12'36" East, along the boundary of said Tract "G", a distance of 25.00 feet to an angle point thereon;
Thence South 00°47'24" East a distance of 56.23 feet to the point of beginning.

ALSO, TOGETHER WITH those certain easements for ingress, egress and utilities over, under and across those portions of Tracts "G" and "J" of said "PLAT OF TINAS COMA," as delineated on the face thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.



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