

When recorded return to:

Mr. Lars A. Nyhus  
22211 Gripp Road  
Sedro-Woolley, WA 98284



201112090086  
Skagit County Auditor

12/9/2011 Page 1 of 2 3:45PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 140411-OE

Grantor: Columbia State Bank  
Grantee: Lars A. Nyhus

LAND TITLE OF SKAGIT COUNTY

### BARGAIN AND SALE DEED

THE GRANTOR, COLUMBIA STATE BANK, formerly known as SUMMIT BANK or and in consideration of TWO HUNDRED TEN THOUSAND AND NO/100 Dollars \$210,000.00, in hand paid, bargains, sells, and conveys to LARS A. NYHUS, an unmarried individual the following described estate, situated in the County of Skagit, State of Washington:

That portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 36 North, Range 4 East, W.M., lying Southerly of the Burlington Northern Railroad right-of-way (formerly the Northern Pacific right-of-way);

EXCEPT the West 330 feet of the South 264 feet thereof;

AND EXCEPT the South 150 feet of the East 135 feet of the West 465 feet thereof;

AND ALSO EXCEPT that portion described as beginning at the Northwest corner of that parcel conveyed to Stephen Garcia and Andrea Garcia by deed recorded under Auditor's file number 9802040059 records of Skagit County; thence North along the East line of that parcel conveyed to Kevin Hamilton by deed recorded under Auditor's file number 200505020212 records of Skagit County to the Northeast corner of said Hamilton parcel, said Northeast corner being a point 264 North of the South line of said section line; thence East for a distance of 149 feet parallel to the South line of said section; thence South to the North line of Gripp Road to a point being 14 feet East of the Southeast corner of said Garcia parcel; thence West along the North line of said Gripp Road to said Southeast corner of said Garcia parcel; thence North along the East line of said Garcia parcel to the Northeast corner thereof; thence West along the North line of said Garcia parcel for a distance of 135 feet more or less to the Northwest corner thereof and the true point of beginning.

AND ALSO EXCEPT the as-built Gripp County Road running along the South line thereof.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn SW 1/4 Of SE 1/4, 35-36-4 E W.M.

Tax Parcel Number(s): 360435-4-007-0008, P50739

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2011-3745  
DEC 09 2011

Amount Paid \$ 3743.00  
Skagit Co. Treasurer  
By MG Deputy

Dated: 12/6/2011

Columbia State Bank

By: James Duncan, Vice President

STATE OF Washington }  
County of Pierce } SS:

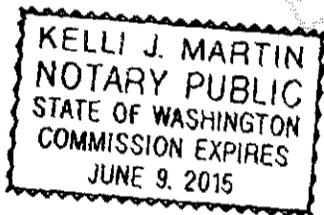
I certify that I know or have satisfactory evidence James Duncan

is the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is The Vice President  
of Columbia State Bank

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12-6-11

Kelli J. Martin  
Notary Public in and for the State of Washington  
Residing at Tacoma, WA  
My appointment expires: 6-09-15



201112090086  
Skagit County Auditor

12/9/2011 Page 2 of 2 3:45PM