



201204110062
Skagit County Auditor

4/11/2012 Page 1 of 4 3:06PM

Return Address:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in) BARGAIN & SALE DEED
Reference Number(s) of related Documents: Additional reference #'s on page _____ of document
Grantor(s) (Last name, first name, initials) KOALA PROPERTIES, LLC Additional names on page _____ of document.
Grantee(s) (Last name first, then first name and initials) HUGHES, VINCE HUGHES, CHERYL Additional names on page _____ of document.
Trustee
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 35 & 36, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, VOL. 3, PG 29, SKAGIT COUNTY Additional legal is on page <u>4</u> of document
Assessor's Property Tax Parcel/Account Number assigned P75700 <input type="checkbox"/> Assessor Tax # not yet assigned
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. USR / 77625165-01

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
27555 FARMINGTON ROAD, SUITE 300
FARMINGTON HILLS, MI 48334
File No. 56260356

Tax ID No.: P75700

BARGAIN & SALE DEED

56260356-1234118

①

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS INDENTURE made and entered into on this 26th day of March, 2012 by and between KOALA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, organized and existing under the laws of Washington, 1605 LINDSAY LOOP, MOUNT VERNON, WA 98274 hereinafter referred to as Grantor(s) and VINCE HUGHES AND CHERYL HUGHES, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 1605 LINDSAY LOOP, MOUNT VERNON, WA 98274, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE AND 00/100 (\$ 1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day bargain, sell, and convey to the said Grantee following described real estate located in SKAGIT County, WASHINGTON:

SEE ATTACHED EXHIBIT "A"

Legal Description (Abbreviated):
Property Tax ID No.: P75700
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 991
APR 11 2012

Amount Paid \$1.00
Skagit Co. Treasurer
By Madra Deputy



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Skagit County Auditor

Assessor's parcel No. P75700

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

KOALA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY Vince Hughes
NAME: VINCE HUGHES
TITLE: MANAGING MEMBER

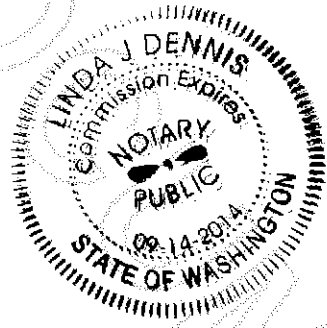
BY Cheryl Hughes
NAME: CHERYL HUGHES
TITLE: MANAGING MEMBER

STATE OF washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Vince Hughes & Cheryl Hughes (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the of Koala Properties, LLC of Washington to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 26th March, 2012

Linda J Dennis
Notary Public in and for the state of washington
My appointment expires: Sept 14 2014



**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOTS 35 AND 36, BLOCK 34, FIRST ADD TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL ID NO.: P75700

PROPERTY COMMONLY KNOWN AS: 530 WARNER STREET, SEDRO WOOLLEY, WA 98284



+U02561647+

1632 4/5/2012 77625165/1



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Skagit County Auditor