



201205040081

Skagit County Auditor

WHEN RECORDED RETURN TO:

5/4/2012 Page 1 of 3 3:44PM

Roger R. Jungquist
Leslie Jungquist
16032 Beave Marsh Road
Mount Vernon, WA 98273

LAND TITLE OF SKAGIT COUNTY

141908-01E

DOCUMENT TITLE(S):
Bargain and Sale Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

TOM O'BRIEN, as Personal Representative of the Estate of Joseph F. Niderost, Jr., deceased, King County Superior Court under Probate Cause No. 11-4-04738-2

GRANTEES:

ROGER R. JUNGQUIST and LESLIE JUNGQUIST, husband and wife

ABBREVIATED LEGAL DESCRIPTION:

Ptn Gov. Lots 3 & 4, 4-33-3 E W.M.

TAX PARCEL NUMBER(S):

330304-0-004-0300, P120576, 330304-0-005-0009, P15370, 330304-0-006-0008, P15371

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121284
MAY 04 2012

Amount Paid \$ 4188.00
Skagit Co. Treasurer
By *nam* Deputy

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141908-OE

Grantor: Tom O'Brien, as Personal Representative of The Estate of Joseph F. Niderost, Jr.
Grantee: Roger R. Jungquist and Leslie Jungquist

BARGAIN AND SALE DEED

THE GRANTOR TOM O'BRIEN, as Personal Representative of the Estate of Joseph F. Niderost, Jr., deceased, King County Superior Court under Probate Cause No. 11-4-04738-2 for and in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND NO/100 Dollars \$ 235,000.00**, in hand paid, bargains, sells, and conveys to **ROGER R. JUNGQUIST and LESLIE JUNGQUIST**, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330304-0-004-0300, P120576, 330304-0-005-0009, P15370, 330304-0-006-0008, P15371

Dated: April 30, 2012

Tom O'Brien, as Personal Representative of The Estate of Joseph F. Niderost, Jr., deceased, King County Superior Court under Probate Cause No. 11-4-04738-2

By: Tom O'Brien
Tom O'Brien, as Personal Representative

STATE OF Washington }
County of King, SS:

I certify that I know or have satisfactory evidence that Tom O'Brien
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Personal Representative
of The Estate of Joseph F. Niderost, Jr., deceased, King to be the free and voluntary act of such
County Superior Court under Probate Cause No. 11-4-
04738-2
party for the uses and purposes mentioned in this instrument.

Dated: May 1, 2012



Kirsten Noble
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 10.29.15



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Schedule "A-1"

141908-OE

DESCRIPTION:

Those portions of Government Lots 3 and 4, Section 4, Township 33 North, Range 3 East, W.M., lying Westerly of Best Road and being more particularly described as follows:

Beginning at the Northwest corner of said Section 4, Township 33 North, Range 3 East, W.M.;
thence South $89^{\circ}34'46''$ East along the North lines of said Government Lots 3 and 4 of said Section 4, for a distance of 1,526.82 feet, more or less, to the Westerly right of way margin of Best Road (formerly known as Chilberg Road) as conveyed to Skagit County by Right of Way Deed recorded under Skagit County Auditor's File No. 675173;
thence South $28^{\circ}42'27''$ East along said Westerly right of way margin for a distance of 45.89 feet;
thence South $28^{\circ}13'00''$ East for a distance of 209.09 feet, more or less, to an intersection with the Westerly right of way margin of Best Road (formerly Chilberg Road) as conveyed to Skagit County by Right of Way Deed recorded under Skagit County Auditor's File No. 254652;
thence South $25^{\circ}10'46''$ East along said Westerly right of way margin as described on document recorded under Auditor's File No. 254652 for a distance of 405.02 feet;
thence leaving said Westerly right of way margin South $70^{\circ}18'16''$ West for a distance of 159.03 feet;
thence South $25^{\circ}10'46''$ East for a distance of 64.14 feet;
thence North $89^{\circ}37'58''$ West parallel with the South line of said Government Lots 3 and 4 for a distance of 1,695.27 feet, more or less, to the West line of said Government Lot 4 at a point bearing South $0^{\circ}11'24''$ East from the point of beginning;
thence North $0^{\circ}11'24''$ West along said West line 703.02 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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