



201209070101  
Skagit County Auditor

9/7/2012 Page 1 of 2 3:37PM

When recorded return to:  
Michelle Ledeen and Bruce Hall  
412 6th Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A103875

**BARGAIN AND SALE DEED** A103875-1  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR James A. Shea, Jr., Personal Representative of the Estate of James A. Shea, Sr., deceased** for and in consideration of **TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, bargains, sells, and conveys to **Michelle Ledeen and Bruce Hall, wife and husband** the following described estate, situated in the County of **Skagit**, State of **Washington**:

The South 67.82 feet of the North 71.82 feet of Lots 11 through 14, inclusive, Block 13, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, pages 33, records of Skagit County, Washington.

(Also known as Lot A of Surveys recorded in Volume 18 of Surveys, page 45, and recorded under Auditor's File No. 9603280001.)

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): **P115547, 3776-013-014-0000**

Dated: **August 22, 2012**

Estate of James A. Shea, Sr.

James A. Shea, Jr.  
By: James A. Shea, Jr., Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

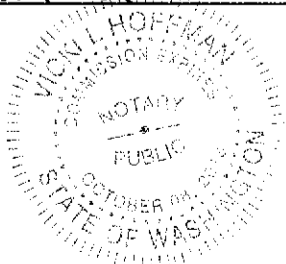
20122810  
SEP 07 2012

Amount Paid \$ 1041300  
Skagit Co. Treasurer  
By MG Deputy

STATE OF Washington )  
County of Skagit ) SS:

I certify that I know or have satisfactory evidence that James A. Shea, Jr. 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 James A. Shea, Sr. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-24-12



Vicki L. Hoffman  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-13

# EXHIBIT A

## EXCEPTIONS:

### A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: March 28, 1996  
Auditor's No.: 9603280001  
Affects: Subject property and other property

Said matters include but are not limited to the following:

1. Access and Utility Easement

### B. RESERVATION CONTAINED IN DEED:

Executed by: Jacquelyn Nicoll  
Recorded: July 19, 1999  
Auditor's No.: 9907190183

### C. RESERVATION CONTAINED IN DEED:

Executed by: Jacquelyn Nicoll  
Recorded: May 11, 2000  
Auditor's No.: 200005110107



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