

When recorded return to:



201209130073
Skagit County Auditor

Michael A. Winslow
1204 Cleveland Avenue
Mount Vernon, Washington 98273

9/13/2012 Page 1 of 2 10:23AM

BARGAIN AND SALE DEED

Grantors: Associated Investments, LLC, a Washington limited liability company

Grantees: Skagit County Fire Protection District No. 9.

Legal Description (abbreviated): Portion of the NW 1/4 of SW 1/4 of Section 25,
Township 34 N, Range 4 East W.M.

Full Legal Description Located Below and on Page 2.

Assessor's Property Tax Parcel or Account No.: Portion of P27834

Reference Nos of Documents Assigned or Released:

Conveyance:

The Grantors, for and in consideration of \$300,000.00, and other good and value consideration in hand paid, bargains, sells, and conveys to the Grantees, the following described real estate situated in Skagit County, Washington:

THAT PORTION OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SUBDIVISION; THENCE SOUTH 00°33'55" WEST ALONG THE EAST LINE OF THE SAID SUBDIVISION FOR A DISTANCE OF 659.57 FEET, THENCE SOUTH 00°33'55" WEST ALONG THE EAST LINE OF THE SAID SUBDIVISION FOR A DISTANCE OF 78.54 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 89°57'54" WEST FOR A DISTANCE OF 394.83 FEET; THENCE SOUTH 00°12'08" WEST FOR A DISTANCE OF 303.80 FEET; THENCE SOUTH 50°36'37" EAST FOR A DISTANCE OF 82.33 FEET;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122873
SEP 13 2012

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

THENCE SOUTH FOR A DISTANCE OF 110.02 FEET;
 THENCE NORTH 89°58'49" EAST FOR A DISTANCE OF 142.66 FEET;
 THENCE SOUTH 31°44'12" EAST FOR A DISTANCE OF 129.28 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
 THENCE NORTH 89°58'22" EAST FOR A DISTANCE OF 84.80 FEET, ALONG THE SOUTH LINE SAID SUBDIVISION TO A NON-TANGENT CURVE (BEING THE NORTH LINE OF WEST BIG LAKE BOULEVARD RIGHT OF WAY) TO THE RIGHT FOLLOWING THE NORTH LINE OF WEST BIG LAKE BOULEVARD HAVING AN INITIAL TANGENT OF NORTH 73°27'10" EAST, ALSO CURVE BEARS SOUTH 16°32'50"EAST, A RADIUS OF 389.03 FEET, THROUGH A CENTRAL ANGLE OF 04°44'27" AN ARC DISTANCE OF 32.19 FEET TO THE EAST LINE OF SAID SUBDIVISION;
 THENCE NORTH 00°33'55" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 568.31 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PROPERTY IS BEING 4.386 ACRES IN SIZE.
 Situate in the County of Skagit, State of Washington.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

- A) MATTERS disclosed by Record of Survey recorded under AFN 200706270176 and Survey recorded under AFN 8612050022;
- B) Easement in favor of Puget Power (now Puget Sound Energy) under AFN 251753; and
- C) County Roads.

The Grantors, for themselves, and for their successors in interest, do by these presents, expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, will forever warrant and defend the described real estate. This deed is given in lieu of condemnation being brought by Grantee.

Dated: September 10, 2012.

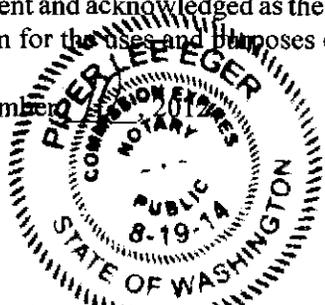
Associated Investments, LLC

M. Clayton Ladum
 By: M. Clayton Ladum, Manager

State of Washington)
)ss
 County of Skagit)

I certify that I know or have satisfactory evidence that M. Clayton Ladum is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Manager of Associated Investments, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: September



Piper Lee Eger
 Piper Lee Eger, Notary Public
 My commission expires 8/19/14

