

POOR ORIGINAL



201307090003

RETURN TO:

JOHN W. HICKS  
SCHACHT & HICKS, INC., P.  
PO. BOX 1165  
MOUNT VERNON WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Skagit County Auditor

\$74.00

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20132641

JUL 09 2013

Amount Paid \$0  
Skagit Co. Treasurer

DOCUMENT TITLE: By *nam* Deputy BARGAIN AND SALE DEED #74.<sup>e</sup>

GRANTOR: ESTATE OF STEPHEN ROBERT WERREN, DECEASED

GRANTEE: JUDITH ELLIS

ABBREVIATED LEGAL DESCRIPTION:

TH PTN SE1/4 NE1/4 SEC 28 LYING N OF HWY R/W AS CONVEYED TO STATE OF WASH AF#558000 EXC FOLL DESC TR BAAP ON THE FENCE & SEC LINE 178.5FT N OF 1/4 COR SEC 27 & 28 TH N 57 DEG 30' W ALG THE N R/W LINE ST HWY 17-A 441FT TH N 52 DEG 37' E 445FT TO S GATE POST ON FENCE & SEC LINE TH S ALG FENCE & SEC LINE 510FT TO POB & EXC TH PTN CONVD TO SK CO FOR RD AF#187213

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P44868/350928-1-006-0000

*accommodation*

LAND TITLE OF SKAGIT COUNTY  
**BARGAIN AND SALE DEED**

THE GRANTOR, Estate of STEPHEN ROBERT WERREN, deceased, by and through its duly appointed Personal Representative, JUDITH ELLIS, for and in consideration of distribution of the Estate of STEPHEN ROBERT WERREN, deceased, in hand paid, bargains, sells and conveys to JUDITH ELLIS, as her separate property, the following described real estate, situate in the County of Skagit, State of Washington:

That certain parcel listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

The Personal Representative, JUDITH ELLIS, is the court appointed Personal Representative of the Estate of STEPHEN ROBERT WERREN, Deceased, under Skagit County Superior Court Cause No. 12-4-00077-8

DATED: 6-26, 2013.

Estate of STEPHEN ROBERT WERREN, deceased

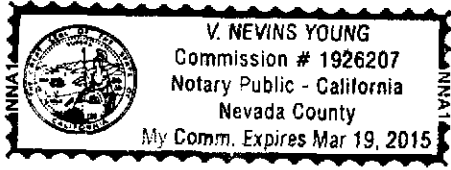
By: Judith Ellis, personal representative  
JUDITH ELLIS, Personal Representative

STATE OF CALIFORNIA )  
COUNTY OF Nevada ) ss.

I certify that I ~~know or~~ have satisfactory evidence that JUDITH ELLIS, as personal representative of the estate of STEPHEN ROBERT WERREN, deceased, is the person who appeared before me, and said person acknowledged she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 26, 2013.

Victoria Nevins Young  
Printed name: Victoria Nevins Young  
Notary Public in and for the State of  
California, residing at: Gran Valley  
My appointment expires: March 19 2015



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the Southeast Quarter of the Northeast Quarter of Section 28, Township 35 North, Range 9 East of the Willamette Meridian, lying North of the highway right-of-way, as conveyed to the State of Washington by deed recorded November 1, 1957, under Auditor's File No. 558000, records of Skagit County, Washington;

EXCEPT the following described tract:

Beginning at a point on the fence and section line 178.5 feet North of the Quarter corner of Sections 27 and 28; thence North 57° 30' West along the North right-of-way line of State Highway 17-A, 441 feet; thence North 57° 37' East 445 feet to the Southeast corner of Section 28; thence South 57° 30' West along fence and section line 510 feet to the point of beginning.

AND EXCEPT that portion conveyed to Skagit County for road by deed recorded September 10, 1925, under Auditor's File No. 187213, records of Skagit County, Washington;

TOGETHER WITH water rights as confirmed by the Washington State Supervisor of Water Resources in Certificate of Surface Water Right recorded February 11, 1955, under Auditor's File No. 513050, records of Skagit County, Washington.



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