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Skagit County Auditor 11/20/2013 Page

\$76.00

3:21PM

Mr. and Mrs. Shawn Thomas 28737 SR 104 NE Kingston, WA 98346

When recorded return to:

Filed for Record at Request of Land Title and Escrow

Escrow Number: 147753-SE

Grantor: Carolyn Lenington, as Trustee of the Ginnett Bypass Trust and Cindy Maxwell, as Guardian of The Estate of Dorothy M. Ginnett, an incapacitated person

Grantee: Shawn Thomas and Gwenn Thomas

LAND TITLE OF SKAGIT COUNTY

BARGAIN AND SALE DEED

THE GRANTORS, CAROLYN LENINGTON, as Trustee of THE GINNETT BYPASS TRUST and CINDY MAXWELL, as Guardian of THE ESTATE OF DOROTHY M. GINNETT, an incapacitated person, as their interests may appear, pursuant to Order No. 13-4-00283-3 Superior Court of the State of Washington in and for Skagit County, for and in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars \$ 150,000.00, in hand paid, bargains, sells, and conveys to SHAWN THOMAS and GWENN THOMAS, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 37, "SNEE-OOSH, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-I" of Land Title Company's Preliminary No. 147753-SE and as delineated in Exhibit "A" attached hereto.

Tax Parcel Number(s): 4016-000-037-0001, P69640

Dated: November 12th, 2013

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20134680

NOV 20 7011

Amount Paid \$2675 Skagit Co. Treasurer nam Deputy

Cindy Maxwell, as Guardian of The Estate of

Dorothy M. Ginnett, an incapacitated person

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page 1

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Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary No. 147753-SE and as delineated in Exhibit "A" attached hereto.

Tax Parcel Number(s): 4016-000-037-0001, P69640

Dated: November 12th, 2013

Carolyn Lenington, as Trustee of the Ginnett Bypass

Trust /

Cindy Maxwell, as Guardian of The Estate of Dorothy M. Ginnett, an incapacitated person

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My appointment expires:

LPB 11-05(i-l)



Skagit County Auditor 11/20/2013 Page

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\$76.00 5 3:21PM

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EXHIBIT "A"

EXCEPTIONS:

A. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

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