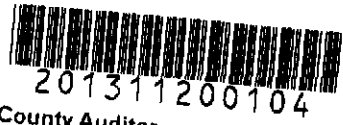


When recorded return to:

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



Skagit County Auditor
11/20/2013 Page

1 of

\$76.00
5 3:21PM

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 2013

Amount Paid \$2675.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Carolyn M. Lenington, Trustee
Carolyn Lenington, as Trustee of the Ginnett Bypass
Trust

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

When recorded return to:

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

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
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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-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, guardian

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



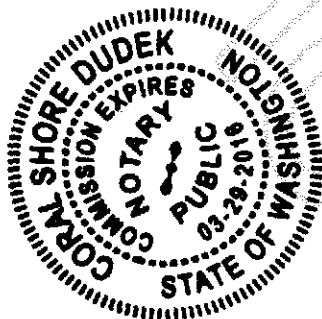
201311200104

Attached to and made part of Bargain and Sale Deed.
Escrow Number: 147753-SE

STATE OF Washington }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that Carolyn Lenington
signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledged it as the Trustee
of The Ginnett Bypass Trust
party for the uses and purposes mentioned in this instrument. to be the free and voluntary act of such

Dated: 11/20/13



Carolyn Lenington
Notary Public in and for the State of Washington
Residing at Fernside
My appointment expires: 3/29/2016

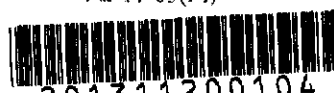
STATE OF Washington }
County of _____ } SS:

I certify that I know or have satisfactory evidence that Cindy Maxwell
signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledged it as the Guardian
of The Estate of Dorothy M. Ginnett, an*** to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument. ***incapacitated person

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

LPB 11-05(i-1)



201311200104

Attached to and made part of Bargain and Sale Deed.
Escrow Number: 147753-SE

STATE OF Washington }
_____, SS:

I certify that I know or have satisfactory evidence that Carolyn Lenington
_____, signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledged it as the Trustee
of The Ginnett Bypass Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

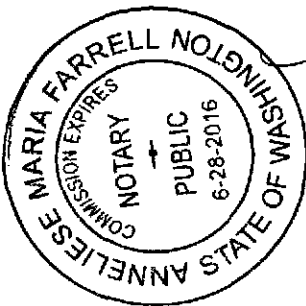
Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Washington }
County of SKAGIT, SS:

I certify that I know or have satisfactory evidence that Cindy Maxwell
_____, signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledged it as the Guardian
of The Estate of Dorothy M. Ginnett, an*** to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument. ***incapacitated person

Dated: 11/19/13



[Signature]
Notary Public in and for the State of Washington
Residing at [Signature]
My appointment expires: 6/28/16



201311200104

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.



201311200104