

When recorded return to:
Richard D. Brown, Jr. and Nancy L. Erickson
6990 State Route 20
Anacortes WA 98221

Recorded at the request of:

File Number: A106025



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Skagit County Auditor
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BARGAIN AND SALE DEED

A106025-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lee A. Graber, Successor Trustee of the Elroy A. Graber and Charlotte M. Graber Revocable Living Trust, dated September 18, 1990, which Trust is also identified as the Elroy A. and Charlotte M. Graber Trust since the deaths of the Trustors, Elroy A. Graber and Charlotte M. Graber for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Richard D. Brown, Jr. a single individual and Nancy L. Erickson, a single individual** the following described estate, situated in the County of **Skagit**, State of **Washington**:

A portion of Government Lot 5 in Section 31, and portions of Lots 2 and 3 in Section 32, all in Township 35 North, Range 2 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the quarter corner common to Sections 31 and 32, said point being the Southeast corner of Government Lot 5 in Section 31; thence South 0°12' East along the East line of Section 31 a distance of 164.10 feet to the North line of that certain tract of land conveyed to Oliver Wynkoop by deed recorded in Volume 97 of Deeds, page 176, records of Skagit County, Washington; Thence North 89°43' East along the North line of said tract, 299.12 feet to the Westerly line of the State Highway; Thence North 39°10' West (State bearing is North 38°29'30" West) along the West line of said State Highway 189.05 feet to a concrete monument marking the Westerly boundary of the State Highway at Engineers Station "T.S. 207 23.7"; Thence along a spiral curve to the right, following said State Highway right-of-way line 122.0 feet; Thence South 82°47'34" West 156.33 feet; Thence South 39°36'45" East 77.18 feet to the point of beginning.

"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): P33277, 350231-0-020-0006

Dated: May 22, 2014

Elroy A. & Charlotte M. Graber Revocable Living Trust dated September 18, 1990

By: Lee A. Graber Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141831
MAY 29 2014

Amount Paid \$ 4099.00
Skagit Co. Treasurer
By man Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

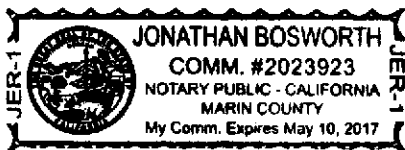
County of Marin }

On MAY 23, 2014 before me, Jonathan Bosworth, Notary Public,
[DATE]

personally appeared LEE A GRABER
[NAME(S) OF SIGNER(S)]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]

[SIGNATURE OF NOTARY PUBLIC]

My commission, Number 2023923, expires May 10, 2017.

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: BARGAIN AND SALE DEED

Document Date: 5/23/14

Number of Pages: 2 + NOTARY

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual ☐ Other _____



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EXCEPTIONS:

EXHIBIT A

A. The effect of the Terms and Conditions of Judgment filed in Skagit Superior Court Case No. 02-2-01633-5 and recorded under Auditor's File No. 200406180029.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 23, 1951
Recorded: April 2, 1951
Auditor's No.: 459743
Purpose: Construct, maintain, etc., an electric transmission line and/or distribution line
Area Affected: Centerline describes as follows:

Beginning at a point of the South line and 115 feet West of the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4; thence North 28 degrees 00'50" West 200 feet to a two pole structure with four anchors; thence North 7 degrees 10'27" West 857.5 feet to a two pole structure with six anchors; thence North 1 degrees 05'35" East to a point on the South line of a tract conveyed to Puget Sound Power & Light Company by deed dated September 9, 1924, recorded October 15, 1924 in Volume 131 of Deeds at page 540.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 24, 1957
Recorded: July 1, 1957
Auditor's No.: 553207
Purpose: An anchor guy to be located in Government Lot 2 of Section 32, Township 35 North, Range 2 East, W.M.
Area Affected: The exact location of said anchor guy is not disclosed on the record

D. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: September 19, 1956
Auditor's No.: 541733



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E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: September 26, 1996
Recorded: October 23, 1996
Auditor's No.: 9610230049
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

F. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: July 15, 1983
Auditor's No.: 8307150016

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: E. Allen Graber and Charlotte Graber, husband and wife
Recorded: January 18, 1984
Auditor's No.: 8401180028
Purpose: Roadway and pipeline
Area Affected: Portion of real estate under search

Said easement is also described in Skagit Superior Court Case No. 82-2-00060-5.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Elroy A. Graber and Charlotte M. Graber
Recorded: October 29, 1974
Auditor's No.: 809446
Purpose: Water pipeline and roadway
Area Affected: Portion of real estate under search and other property



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