

UNOFFICIAL DOCUMENT



RETURN TO:
JOHN W. RICKS
SCHACHT & RICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: BARGAIN AND SALE DEED *177.00*
GRANTOR: ESTATE OF ALFRED G. SIEBECKE, DECEASED
GRANTEE: SIEBECKE, HOA N. "ANNIE"
ABBREVIATED LEGAL DESCRIPTION:
PTN'S OF BLKS 21 & 22 & OF ADJG VAC ST &
ALLEYS, PLAT OF MAP OF BESSEMER; VOL 2 OF
PLATS, PAGE 79; LOCATED IN PTN OF THE W 1/2 OF
SEC 14, TWP 34 N, RANGE 7 E, W.M.
ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: P42632/350714-0-029-0003

BARGAIN AND SALE DEED

*Land Title
accommodation*

THE GRANTOR, Estate of ALFRED G. SIEBECKE, deceased, by and through its duly appointed Personal Representative, HOA N. "ANNIE" SIEBECKE, for and in consideration of distribution under the Will of ALFRED G. SIEBECKE, deceased, in hand paid, bargains, sells and conveys to HOA N. "ANNIE" SIEBECKE, as her separate property, the property situate in the County of Skagit, State of Washington and legally described as follows:

SEE ATTACHED EXHIBIT "A"

The conveyance is made pursuant to the terms and conditions of the Last Will and Testament of ALFRED G. SIEBECKE, deceased, and to evidence distribution of the real estate above-described, in

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2652
JUL 24 2014

Amount Paid ~~\$0~~
Skagit Co. Treasurer
By *nam* Deputy



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**LEGAL DESCRIPTION FOR
ANNE SIEBECKE OF
WESTERLY PARCEL**

April 11, 2014

That portion of Blocks 21 and 22 and of vacated streets and alleys adjoining said Blocks of the plat of Map of Bessemer Skagit County Washington as recorded in Volume 2 of Plats at page 79, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the south line of Cape Horn Road as conveyed by deed dated December 7, 1907 and recorded October 23, 1908 in Volume 68 of Deeds at page 522 under AF#70027 and the east line of said Government Lot 4; thence west along the south line of said road, to a point 395.00 feet west of said east line; thence south, to the Skagit River; thence easterly along the Skagit River, to the east line of said Government Lot 4; thence north, to the point of beginning.

EXCEPT that portion thereof, if any, lying westerly of the west line of the east half of Lots 3 and 18 of Block 22 of said Map of Bessemer and the west line of the east half of said lots extended northerly and southerly.

AND EXCEPT the following described parcel:

Beginning at the intersection of the south line of Cape Horn Road as conveyed by deed dated December 7, 1907 and recorded October 23, 1908 in Volume 68 of Deeds at page 522 under AF#70027 and the east line of said Government Lot 4; thence S 87°57'35"W along the south line of said road, a distance of 160.45 feet; thence S 1°37'46"E, a distance of 135.45 feet; thence S 88°22'14"W, a distance of 71.43 feet; thence S 1°37'46"E, a distance of approximately 190 feet to the Skagit River; thence easterly along the Skagit River, to the east line of said Government Lot 4; thence north, to the point of beginning.



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TOGETHER WITH easement for the installation, operation and maintenance of a water line and pump house, over, under, across and through the following described parcel:

Commencing at the intersection of the south line of Cape Horn Road as conveyed by deed dated December 7, 1907 and recorded October 23, 1908 in Volume 68 of Deeds at page 522 under AF#70027 and the east line of said Government Lot 4; thence S 87°57'35"W along the south line of said road, a distance of 160.45 feet; thence S 1°37'46"E, a distance of 135.45 feet; thence S 88°22'14"W, a distance of 49.00 feet and the point of beginning of this description; thence S 9°48'46"E, a distance of 43.67 feet; thence S 87°05'45"E, a distance of 2.71 feet; thence S 2°54'15"W, a distance of 21.60 feet; thence N 87°05'45"W, a distance of 18.00 feet; thence N 2°54'15"E, a distance of 21.60 feet; thence S 87°05'45"E, a distance of 5.04 feet; thence N 9°48'46"W, a distance of 42.85 feet; thence N 88°22'14"E, a distance of 10.10 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO a well protection easement over, under and through a 100.00 foot diameter circle the center of which is described as follows:

Commencing at the intersection of the south line of Cape Horn Road as conveyed by deed dated December 7, 1907 and recorded October 23, 1908 in Volume 68 of Deeds at page 522 under AF#70027 and the east line of said Government Lot 4; thence S 87°57'35"W along the south line of said road, a distance of 160.45 feet; thence S 1°37'46"E, a distance of 135.45 feet; thence S 88°22'14"W, a distance of 71.43 feet; thence S 1°37'46"E, a distance of 59.32 feet; thence N 88°22'14"E, a distance of 21.53 feet to an existing well and the center of said circle.

TOGETHER WITH AND SUBJECT TO a well protection easement over, under and through a 100.00 foot diameter circle the center of which is described as follows:

Commencing at the intersection of the south line of Cape Horn Road as conveyed by deed dated December 7, 1907 and recorded October 23, 1908 in Volume 68 of Deeds at page 522 under AF#70027 and the east line of said Government Lot 4; thence S 87°57'35"W along the south line of said road, a



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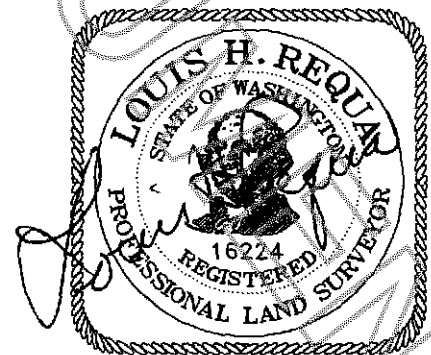
distance of 160.45 feet; thence S 1°37'46"E, a distance of 135.45 feet; thence S 88°22'14"W, a distance of 71.43 feet; thence S 1°37'46"E, a distance of 71.16 feet; thence N 88°22'14"E, a distance of 21.02 feet to an existing well and the center of said circle.

AND TOGETEHR WITH an easement for operation and maintenance and replacement of a septic tank and drainfield, over, under, across and through the following described parcel.

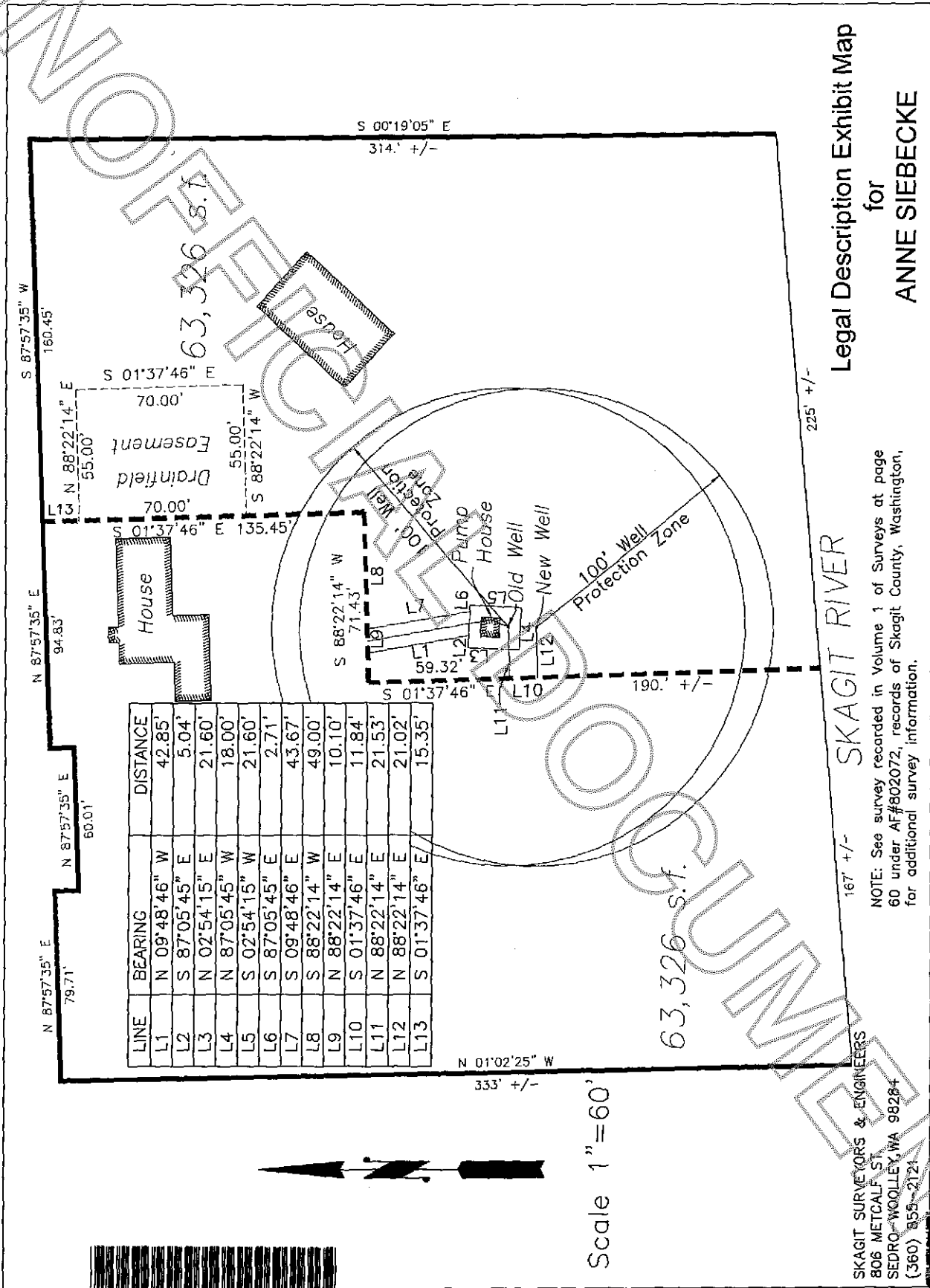
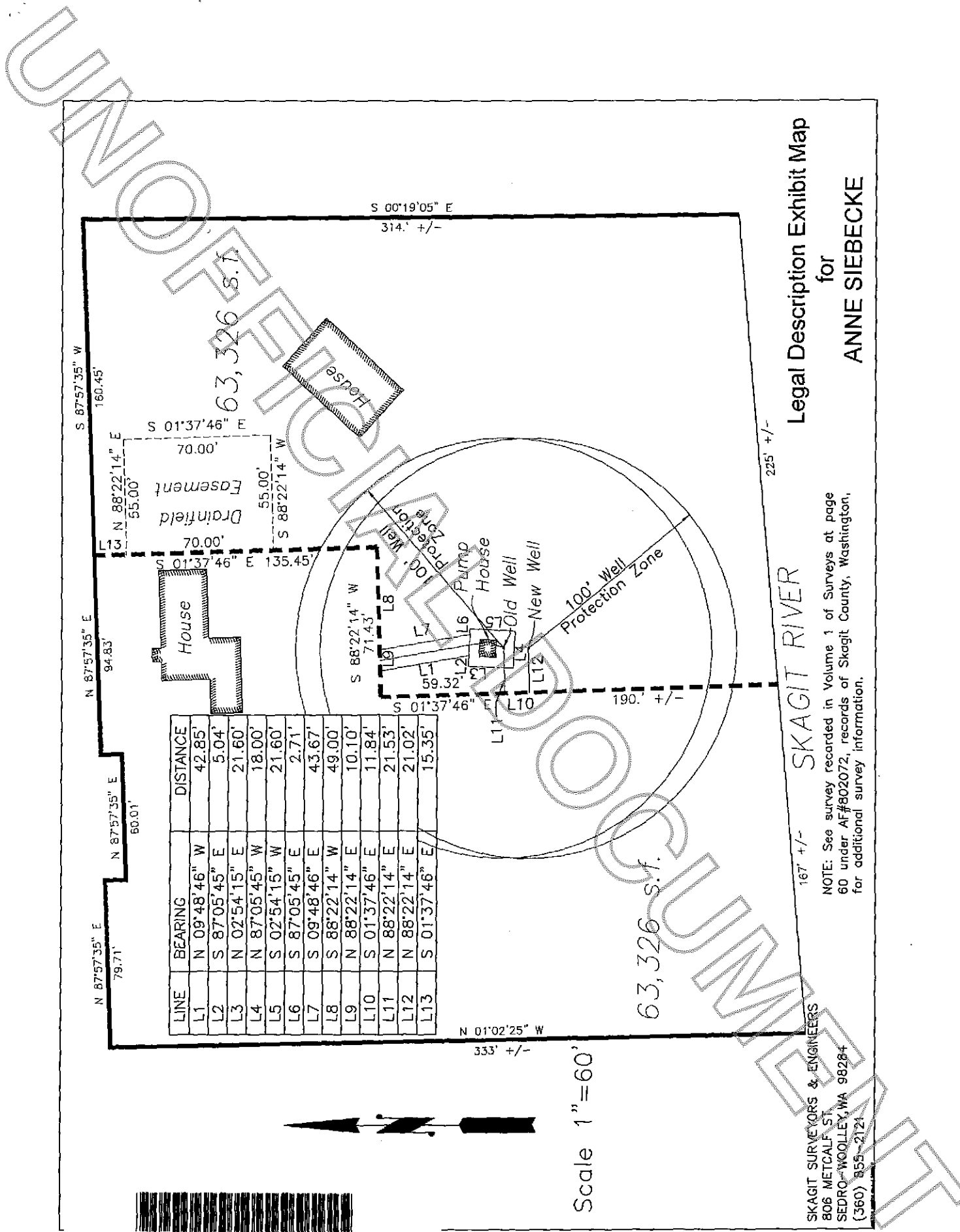
Commencing at the intersection of the south line of Cape Horn Road as conveyed by deed dated December 7, 1907 and recorded October 23, 1908 in Volume 68 of Deeds at page 522 under AF#70027 and the east line of said Government Lot 4; thence S 87°57'35"W along the south line of said road, a distance of 160.45 feet; thence S 1°37'46"E, a distance of 15.35 feet to the point of beginning of this description; thence N 88°22'14"E, a distance of 55.00 feet; thence S 1°37'46"E, a distance of 70.00 feet; thence S 88°22'14"W, a distance of 55.00 feet; thence N 1°37'46"W, a distance of 70.00 feet to the point of beginning of this description.

Containing approximately 63,326 square feet.

Situate in Skagit County, Washington.



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LINE	BEARING	DISTANCE
L1	N 09°48'46" W	42.85'
L2	S 87°05'45" E	5.04'
L3	N 02°54'15" E	21.60'
L4	N 87°05'45" W	18.00'
L5	S 02°54'15" W	21.60'
L6	S 87°05'45" E	2.71'
L7	S 09°48'46" E	43.67'
L8	S 88°22'14" W	49.00'
L9	N 88°22'14" E	10.10'
L10	S 01°37'46" E	11.84'
L11	N 88°22'14" E	21.53'
L12	N 88°22'14" E	21.02'
L13	S 01°37'46" E	15.35'



Legal Description Exhibit Map
 for
 ANNE SIEBECKE

NOTE: See survey recorded in Volume 1 of Surveys at page 60 under AF#02072, records of Skagit County, Washington, for additional survey information.

SKAGIT SURVEYORS & ENGINEERS
 806 METCALF ST.
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