

When recorded return to:

Michael A. Winslow
1204 Cleveland Avenue
Mount Vernon, Washington 98273



201408150093

Skagit County Auditor \$75.00
8/15/2014 Page 1 of 4 3:37PM

LAND TITLE OF SKAGIT COUNTY

149977-0e

BARGAIN AND SALE DEED

Grantors: Craig D. Sjostrom, Custodial Receiver for the interest of Claire M. Roundal, as to an undivided two-thirds interest, as to her separate property; and Daniel P. Olson, as to an undivided one-third interest, as to his separate property.

Grantees: Howard L. Raff and Kathleen Ann Raff, husband and wife.

Legal Description (abbreviated):

Lots 10, 44 and 45, Sulphur Spring Lake Tracts.

Full Legal Description set forth on Page 2.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2983
AUG 15 2014

Assessor's Property Tax

Parcel or Account No.: P69862; P69830

Amount Paid \$ 5,968.⁰⁰
Skagit Co. Treasurer
By *Mum* Deputy

Reference Nos of Documents

Assigned or Released: None.

Conveyance:

The Grantors, Craig D. Sjostrom, Custodial Receiver for Claire M. Roundal, and Daniel P. Olson, for and in consideration of Ten Dollars (\$10.00), and pursuant to Order entered in Skagit County Superior Court under Cause No. 13-2-01990-9 and other good and valuable consideration in hand paid, bargains, sells, and conveys (subject to limitations stated below) to the Grantees, the following described real estate situated in Skagit County, Washington:

Bargain & Sale Deed

Lots 10, 44 and 45, "PLAT 1, SULPHUR SPRING LAKE TRACTS SKAGIT COUNTY, WASH." as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington,

EXCEPT the Southerly 2 feet of said Lot 44, ALSO shore lands of the second class, situate in front of, adjacent to, or abutting upon Lots 44 and 45 of said Plat 1, Sulphur Spring Lake Tracts, EXCEPT that portion thereof in front of the Southerly 2 feet of said Lot 44.

TOGETHER WITH that portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East, W.M., which lies West of the centerline of said right-of-way and between the Easterly extensions of both the North and South lines of Lot 10, "PLAT 1, SULPHUR SPRING LAKE TRACTS SKAGIT COUNTY, WASH." as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

AND EXCEPT any encroachment of concrete walls or structures by the owners of Lots 46 of the said plat, as shown on the face of a Record of Survey recorded under Skagit County Auditor File No. 200609080129, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements of record, including those set forth in Schedule B-1, which is attached hereto as Exhibit A and incorporated by this reference; and

SUBJECT TO any unrecorded easement for ingress, egress or utilities arising by way of prescription or other claim of right by the owners of Lot 9 of Plat 1, Sulphur Spring Lake Tracts, Skagit County, Washington, as to any claim to the Northerly portion of Lot 10;


Situate in the County of Skagit, State of Washington.

The Grantor, Daniel P. Olson, for himself and for his successors in interest, does by these present, expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, will forever warrant and defend the described real estate. The Custodial Receiver, Craig D. Sjostrom, makes no warranties of title whatsoever and the conveyance by the Custodial Receiver is by quit claim, only.

Dated: August _____, 2014.


Grantor: Daniel P. Olson

Dated: August 14, 2014.


Grantor: Craig D. Sjostrom, Custodial Receiver for Claire M. Roundal, under Skagit County Superior Court Cause No. 13-2-01990-9

Bargain & Sale Deed

-2-

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Skagit County Auditor

\$75.00

8/15/2014 Page

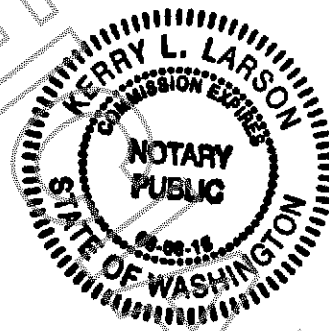
2 of

4 3:37PM

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Daniel P. Olson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: August 15, 2014.

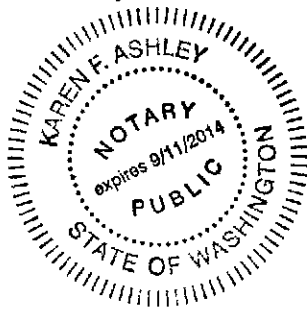


Kerry L. Larson
Kerry L. Larson, Notary Public
My appointment expires 8-06-2015

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Craig D. Sjostrom is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Custodial Receiver for Claire M. Roundal under Skagit County Superior Court Cause No. 13-2-01990-9, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: August 14th, 2014.



Karen Ashley
Karen Ashley, Notary Public
My commission expires 9-11-2014



EXCEPTIONS:

- A. Reservation of all petroleum, gas, coal and other valuable minerals with the right of entry to take and remove the same contained in deed from Union Lumber Company, dated May 18, 1913 and filed June 21, 1913, in Volume 92 of Deeds, page 273 and in deed from Bass Lumber Company, a corporation, and H.C. Peters and wife, dated July 1, 1926 filed for record April 29, 1927 and recorded in Volume 143 of Deeds, page 125.
- B. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Big Lake.
- C. Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- D. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of Big Lake.
- E. Reservations contained in deed executed May 18, 1913, by Union Lumber Company, a corporation of New Jersey, to Bass Lumber Company, a corporation of Washington, which deed was filed June 21, 1913, in the office of the Auditor of Skagit County, Washington, and recorded in Volume 92 of Deeds, page 273, under Auditor's File No. 97183, as follows:
- "Subject to all rights of the Altas Lumber Company by virtue of a conveyance to it of the timber upon the said lands, rights of way for the removal thereof heretofore given, and subject to all existing easements or rights of way for public roads or otherwise, over and across said land, and also excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same."
- F. Reservation of minerals, mineral rights, fossils, etc., with rights of way, etc., contained in deed from the State of Washington conveying shorelands, dated October 20, 1939, filed October 31, 1939, under Auditor's File No. 318457 and recorded in Volume 178 of Deeds, page 219.
- G. The right to overflow and inundate the shorelands of Big Lake granted on April 7, 1924 by the State of Washington to Day Lumber Company, a corporation, under Application No. 12096, disclosed in deed from the State of Washington, dated October 20, 1939, filed October 31, 1939, under Auditor's File No. 318457 and recorded in Volume 178 of Deeds, page 219.

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Purpose:	For ingress and egress and utilities for a pump station site on described property
Area Affected:	Exact location undisclosed
Dated:	July 16, 1980
Recorded:	August 29, 1980
Auditor's No.:	8008290040

EXHIBIT A 