

When recorded return to:

Doug Nesbit and Heather O'Connor Nesbit
211 Friday Creek Road
Bellingham, WA 98229



201505280070

Skagit County Auditor

\$73.00

5/28/2015 Page

1 of

2 3:56PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024024

CHICAGO TITLE

620024024

BARGAIN AND SALE DEED

THE GRANTOR(S) Lynn Louise Den Adel and Michelle Lee Hansen, Co-Personal Representatives of
The Estate of Joanne K. Valentine, deceased

for and in consideration of One Hundred Seventy Seven Thousand Five Hundred and 00/100

(\$177,500.00) in hand paid, bargains, sells, and conveys to

Doug Nesbit and Heather O'Connor Nesbit, husband and wife

the following described estate, situated in the County of Skagit, State of Washington:

Tract A, Short Plat No. MV-3-86, approved January 8, 1986, and recorded in Volume 7 of Short
Plats, page 65, under Auditor's File No. 8601080053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P24989 / 340416-1-010-0004,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024024, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: May 22, 2015

The Estate of Joanne K. Valentine, deceased

BY:

Lynn Louise Den Adel co-pr
Lynn Louise Den Adel, Co-Personal Representative

BY:

Michelle Lee Hansen co-pr
Michelle Lee Hansen, Co-Personal Representative

State of Washington

County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

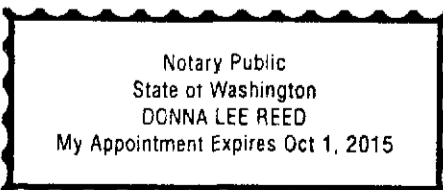
20151924

MAY 28 2015

Amount Paid \$ 3,164.⁵⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Lynn Louise Den Adel and Michelle Lee Hansen
are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed
this instrument, on oath stated that (he/she/they) are authorized to execute the instrument and
acknowledged it as the Co-Personal Representatives of The Estate of Joanne K. Valentine, deceased
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/27/15



Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manlyville, WA
My appointment expires: 10/1/2015

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. MV-3-86:

Recording No.: 8601080053

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: January 8, 1986

Recording No.: 8601080053

Matters shown: Encroachment of the garage and Pump House Well lying within the drainage easement to the City of Mount Vernon

3. Agreement and the terms and conditions thereof:

Recording Date: January 28, 1986

Recording No.: 8601280014

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon

Purpose: Drainage

Recording Date: January 28, 1986

Recording No.: 8601280016

Affects: South 20 feet of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Thomas G. Valentine and Joanne K. Valentine, husband and wife

Purpose: Ingress and egress to the water well

Recording Date: December 31, 1987

Recording No.: 8712310028

6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.