

When recorded return to:  
Lee Ann C. Hedman and Cynthia L. Abell  
14940 Young Road  
Mount Vernon, WA 98273



Skagit County Auditor  
8/27/2015 Page 1 of 3 1:35PM \$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620025008

CHICAGO TITLE  
620025008

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

Jack R. Moore, Jr., Personal Representative of the estate of Jack R. Moore, Sr., deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand  
paid, bargains, sells, and conveys to  
Lee Ann C. Hedman and Cynthia L. Abell, Unmarried persons

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): A SKAGIT COUNTY SHORT PLAT NO. 41-75 AND PTN RR ROW

Tax Parcel Number(s): P23362 / 340401-0-070-0034

Dated: August 26, 2015

The estate of Jack R. Moore, Sr., deceased

BY: [Signature] P. R.  
Jack R. Moore, Jr., Personal Representative

[Signature]  
Sharon L. Moore

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 3413  
AUG 27 2015

Amount Paid \$ 2,550.<sup>46</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

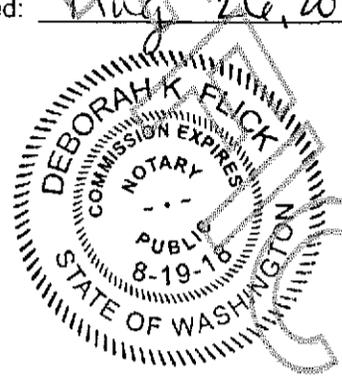
**BARGAIN AND SALE DEED**  
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jack R. Moore, Jr. is/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) was authorized to execute the instrument and acknowledged it as the Personal Representative of of the Estate of Jack R. Moore, Sr., deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug 26, 2015



[Signature]  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 8/19/18

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Sharon Moore is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 26, 2015



[Signature]  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 8/19/18

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P23362 / 340401-0-070-0034**

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**PARCEL 1:**

Tract A, SKAGIT COUNTY SHORT PLAT NO. 41-75, approved September 23, 1975, and recorded September 30, 1975, in Volume 1 of Short Plats, page 66, under Auditor's File No. 824201, records of Skagit County, Washington; being a portion of Government Lot 6, Section 1, Township 34 North, Range 4 East of the Willamette Meridian.

**PARCEL 2:**

That portion of the East 50 feet of the real estate described as Tract X below lying between the North and South boundaries of Tract A, Skagit County Short Plat No. 41-75, approved September 23, 1975, and recorded September 30, 1975, in Volume 1 of Short Plats, page 66, under Auditor's File No. 824201, records of Skagit County, Washington; being a portion of Government Lot 6, Section 1, Township 34 North, Range 4 East of the Willamette Meridian, extended Westerly 50 feet, more or less, to the center line of the real estate described below as Tract X;

**TRACT X:**

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East of the Willamette Meridian, and that portion of the Southwest Quarter of the Southeast Quarter and of the East Half of the Southwest Quarter, and of the Southeast Quarter of the Northwest Quarter, all in Section 36, Township 35 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle, Lake Shore & Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, page 427, on May 12, 1890, and as conveyed to the S. & I. Railway Company by instrument recorded in Volume 37, page 227, on March 21, 1899, records of Skagit County, Washington;

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, page 70, under Auditor's File No. 8309290021 records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.