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Skagit County Auditor

\$74.00

9/11/2015 Page

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Return Address:
Souders Law Group
Post Office Box 1950
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153680

SEP 11 2015

Amount Paid \$0
Skagit Co. Treasurer *MEM*

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

GRANTOR: **THE ESTATE OF ELINOR M. COMBS**

GRANTEE: **THE COMBS FAMILY TRUST**

ABBREVIATED LEGAL DESCRIPTION: PTN SE1/4 NE1/4 AKA TR 3 S/P
49-78 AF#883231

ASSESSOR'S TAX/PARCEL NUMBERS: P17752 /330434-0-003-0210

PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED

THE UNDERSIGNED Grantor, Lynn Ellen Combs, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Elinor M. Combs, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 15-4-00261-9, and the Grantor acting not in her individual capacity, for and in consideration of distribution under the Will of the decedent as filed in said probate cause, hereby grants, bargains, sells and conveys to The Combs Family Trust the decedent's entire interest in the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

SEE ATTACHED PROPERTY DESCRIPTION

The Grantor expressly limits the covenants of this Personal Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other

ATTACHMENT A

PROPERTY DESCRIPTION

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 49-78, APPROVED JULY 6, 1978 AND RECORDED JULY 12, 1978 UNDER AUDITOR'S FILE NO. 883231 IN VOLUME 2 OF SHORT PLATS, PAGE 236, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M.

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 60 FOOT STRIP OF LAND LYING CONTINGUOUS TO THE SOUTH LINE OF TRACTS 2 AND 3, AS SHOWN ON SHORT PLAT NO. 49-78, APPROVED JULY 6, 1978 AND RECORDED JULY 12, 1978 UNDER AUDITOR'S FILE NO. 883231, IN VOLUME 2 OF SHORT PLATS, PAGE 236, AND AS DELINEATED ON THE FACE OF SAID SHORT PLAT,

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER AND ACROSS THE EASTERLY 15 FEET OF THAT CERTAIN 30 FOOT STRIP OF LAND DESIGNATED FOR SUCH PURPOSE ON THE FACE OF SAID SHORT PLAT NO 49-78, THE CENTERLINE OF WHICH IS THE EAST LINE OF THE MAIN TRACT DESCRIBED ABOVE.

SUBJECT TO ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.