



201510270035

When recorded return to:  
Ryan Wesley Walker, Daniel P Walker, and Lisa S Walker  
634 Warner St  
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00  
10/27/2015 Page 1 of 2 3:06PM

**BARGAIN AND SALE DEED** GUARDIAN NORTHWEST TITLE CO.

108310

Order No.: NXWA-0159124

THE GRANTOR(S):

Ally Bank

For and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to

Ryan Wesley Walker, an unmarried man and Daniel P Walker and Lisa S Walker, husband and wife

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

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: section 13, township 35 North, Range 4 East; P4N SW-NW and section 14, township 35 North, Range 4, East; P4N SE 1/4 and P4N NE 1/4

Tax Parcel Number(s): P36637 and P36441

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: 10-7-2015

Ally Bank

BY: [Signature]  
Francine Bryant Authorized Signer  
Name/Title

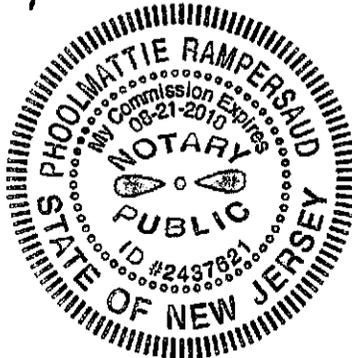
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154391  
OCT 27 2015

Amount Paid \$ 3,565.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF: NEW JERSEY  
COUNTY OF: MONMOUTH

The foregoing instrument was acknowledged before me this 7 day of OCTOBER 2015 By: [Signature] as Authorized Signer of ALLY BANK on behalf of the corporation.

[Signature]  
Notary Public for NS  
My Commission Expires: 8-21-18



### Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

#### PARCEL "A":

The North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 14, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH that portion of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 14, Township 35 North, Range 4 East, W.M., lying South of the Northern Pacific Railway right-of-way as conveyed by deed recorded August 25, 1913, under Auditor's File No. 98046, records of Skagit County, Washington;

EXCEPT the West 320.00 feet (as measured at right angles to the West line of said East  $\frac{1}{2}$ ) of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 14, Township 35 North, Range 4 East, W.M.;

AND TOGETHER WITH the South 20.00 feet of the following described tract:

The West 320.00 feet (as measured at right angles to the West line of the following described tract) of that portion of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 14, Township 35 North, Range 4 East, W.M., lying South of the Northern Pacific Railway right-of-way as conveyed by deed recorded August 25, 1913, under Auditor's File No. 98046, records of Skagit County, Washington.

#### PARCEL "B":

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 4 East, W.M., lying South of the Northern Pacific Railway as conveyed by deed recorded August 25, 1913, under Auditor's File No. 98046, records of Skagit County, Washington.