



201601190162

Skagit County Auditor

\$75.00

1/19/2016 Page

1 of

3 3:30PM

After recording return to:
Robert E. Kabacy
Kell, Alterman & Runstein, L.L.P.
520 SW Yamhill St., Suite 600
Portland, Oregon 97204

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016143

JAN 19 2016

Until a change is requested, all tax
statements shall be sent to:
No change

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

BARGAIN AND SALE DEED

The grantor, James D. Stapp, for no consideration in hand paid, does hereby bargain, sell, and convey to James D. Stapp and Joline M. Stapp, Trustees or their successor Trustee(s), in the James D. Stapp and Joline M. Stapp Revocable Living Trust U/D/T November 12, 2015, and any amendments thereto, hereinafter called grantees, all right, title, and undivided one-third (1/3) interest in that certain real property with the common address of 5080 Guemes Island Road, Anacortes, Washington 98221, situated in Skagit County, State of Washington, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Abbreviated Legal Description:

(0.2500 AC) FIRST ADD TO ALVERSON'S CAMP TRS NLY ½
LOT E.

(0.82 AC) TAX 2ABA BAT SWLY LI TR E OF A.C. TRS N 51-
53 W 100 FT FR SE C THOF TH S 38-07 W TO INT OF N & S
1/16 LI THRU NW ¼ TH NLY ALG 1/16 LI TAP WH SWLY
BDY LI TR D INT SD 1/16 LI TH SLY ALG SWLY BDY LI T
RD & NWLY ½ TR E TPOB.E

(2.00 AC) PTN NW1/4 NW1/4 DAF COM AT NW COR NW1/4
NW1/4 TH N 89-45-30 E ALG N LI 90FT TH S 0-14-30 E
681.80FT TO SW COR TR LD DEEDED TO CHAS P STAPP
AF#8307010032 BEING TPOB TH N 89-45-30 E ALG S LI
STAPP PROP 425.80FT TO E LI NW1/4.

APN: 3856-000-074-0109, 360136-0-007-0008, AND 360136-2-001-0406

The consideration for this transfer is \$0; transfer to revocable living trust of grantor and grantor's spouse.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on this 12th day of November, 2015.

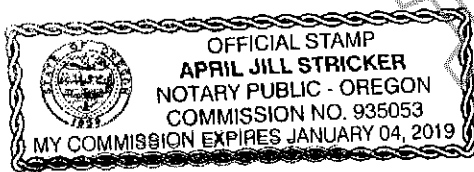

James D. Stapp

STATE OF OREGON)

) ss.

County of Multnomah)

The foregoing instrument was acknowledged before me on this 12th day of November, 2015, by James D. Stapp.



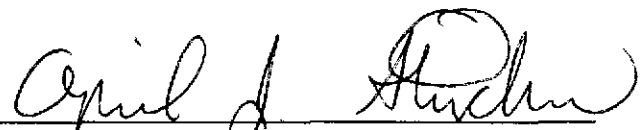

Notary Public, State of Oregon
My commission expires 1-4-2019

Exhibit A

PARCEL I:

Lots twenty (20) and twenty-one (21), "Alverson's Camping Tracts," according to plats recorded in Volume 4 of plats, page 28, records of Skagit County, Washington.

ALSO the following described property located in Tract "E", "Plat of First Addition to Alverson's Camping Tracts", according to plat recorded in Volume 4 of plats, page 40, records of Skagit County, Washington, and that portion of government lot 1, Section 36, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at a point on the West line of Lot 1 of said Section 36, Township 36 North, Range 1 East, W.M., at a point where the projection of the dividing line between lots 19 and 20 of Alverson's Camping Tracts would intersect the West line of said government lot 1; thence following the projection of said dividing line between said lots 19 and 20 to the Westerly-most common corner of said lots 19 and 20; thence along the Southwesterly line of lots 20 and 21 of said Alverson's Camping Tracts to the Southerly most corner of said lot 21; thence Southwesterly on a line following the projection of the Southeasterly line of said lot 21 and of tract "E" to a point where the said projected line would intersect the West line of said government lot 1 of Section 36, Township 36 North, Range 1 East, W.M.; thence North along the Westerly line of said government lot 1 to the point of beginning.

Subject to that certain easement shown in recording No. 569521, Auditor's records of Skagit County, Washington, and subject to that unrecorded easement in favor of WILLIAM BESSNER as disclosed in recording No. 288734.

PARCEL II:

That portion of government lot 1 and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southwesterly line of Tract E of "First Addition to Alverson's Camping Tracts", according to the recorded plat thereof in the office of the auditor of Skagit County, Washington, in Volume 4 of plats page 40, N 51°53' W – 100.00 ft. from the Southeasterly corner thereof; thence South 38°07' West to a point of intersection of the North and South one-sixteenth line through the NW $\frac{1}{4}$ of said Section; thence North along the said one-sixteenth line to a point where the Southwesterly boundary line of Tract D of said First Addition to Alverson's Camping Tracts intersects said one-sixteenth Section line; thence Southeasterly along the Southwesterly boundary line of Tracts D and the Northwesterly one-half of Tract E of said First Addition to Alverson's Camping Tracts, to a point of beginning.

ALSO: the Northwesterly one-half of Tract E of "First Addition to Alverson's Camping Tracts", according to the recorded plat thereof in the office of the auditor of Skagit County, Washington in Volume 4 of plats, Page 40.

Except any portion of above described premises lying within boundaries of existing road rights of way.

PARCEL III:

Commencing at the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 36; thence North 89°45'30" East along the North line of said section a distance of 900.00 feet; thence South 0°14'30" East a distance of 681.80 feet to the Southwest corner of that certain tract of land deeded to Charles P. Stapp by Warranty Deed filed under Auditor's File No. 8307010032, being the True Point of Beginning; thence North 89°45'30" East along the South line of said Stapp property a distance of 425.80 feet to the East line of said Northwest quarter of the Northwest quarter; thence South 1°00'06" West along the East line of said Northwest quarter of the Northwest quarter a distance of 205.5 feet; thence South 89°45'30" West a distance of 421.34 feet to the intersection of a line bearing South 0°14'30" East from the True Point of Beginning; thence North 0°14'30" West a distance of 205.45 feet to the True Point of Beginning.