



201610270015

When recorded return to:
2619 N. 27th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164878
OCT 27 2016

Recorded at the request of:

File Number: 112542

Amount Paid \$ 378.80
Skagit Co. Treasurer:
By *Mum* Deputy

BARGAIN AND SALE DEED

THE GRANTOR The heirs and devisees of Joe N. Tellesbo, deceased, as to a 1/2 interest for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Bryce Tellesbo, an unmarried man, and Tyler Tellesbo, a married man, as his separate property** the following described estate, situated in the County of **Skagit**, State of **Washington**:

D15744 GUARDIAN NORTHWEST TITLE CO.
112542-1

The Northwest 1/4 of the Southeast 1/4 lying West of Dry Slough in Section 11, Township 33 North, Range 3 East W.M.,

EXCEPT ditch rights of ways, if any;

AND EXCEPT those portions deeded to Skagit County for road purposes by Deeds recorded May, 5 1897 and January 19, 1951, under Auditor's File Nos. 26430 and 455911, respectively;

AND ALSO EXCEPT dike right of way condemned in Skagit County Superior Court Cause No. 3604;

AND ALSO EXCEPT THEREFROM any portion within the Northwest 1/4 of the Southeast 1/4 as conveyed to Robert Hughes and Michelle Hughes in that deed recorded on April 29, 1999 under Auditor's File Number 9904290002, records of Skagit County;

AND ALSO EXCEPT that portion of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of Section 11 (also known as the South quarter corner of Section 11);
Thence South 89°17'03" East 554.18 feet along the South line of said Section 11;
Thence North 0°42'57" East 2,271.58 feet to the true point of beginning;
Thence North 6°00'00" East 132.11 feet to a point of curvature;
Thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 104°23'08", an arc distance of 91.09 feet to a point of tangency;
Thence South 69°36'52" East to Dry Slough;
Thence Southerly along Dry Slough to a point that is South 79°18'00" East from the true point of beginning;
Thence North 79°18'00" West to the true point of beginning;

AND ALSO EXCEPT that portion of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of Section 11 (also known as the South quarter corner of Section 11);
thence South 89°17'03" East 554.18 feet along the South line of said Section 11;
thence North 0°42'57" East 2,271.58 feet;
thence North 6°00'00" East 132.11 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 50.00 feet; through a central angle of 104°23'08", an arc distance of 91.09 feet to a point of tangency;
thence South 69°36'52" East 49.26 feet to the True Point of Beginning;
thence North 1°35'18" East 150.57 feet;
thence 89°05'09" East 51.20 feet;

thence North 0°54'51" East 62.42 feet to the North line of said Northwest ¼ of the Southeast ¼ of Section 11;
thence South 89°05'09" East along said North line to Dry Slough;
thence Southerly along Dry Slough to a point that is South 69°36'52" East from the True Point of Beginning;
thence North 69°36'52" West to the True Point of Beginning;

Situate in the County of Skagit, State of Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): P15744, 330311-4-006-0001

Dated: 10-25-16

Joe Tellesbo Estate

Melinda Carroll
By: Melinda Carroll, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Melinda Carroll is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of Joe N. Tellesbo Estate, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-25-16

Katie Flicker

~~Katie Flicker~~ *Cheryl A Froehlich*
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: ~~1/07/2019~~ 3/7/20

