



201612190059

When recorded return to:

Skagit County Auditor \$75.00
12/19/2016 Page 1 of 3 11:14AM

Lee Throssel
6284 Emerald Lane
Marblemount, WA 98267

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156402-OE ✓

Grantor: Riley O'Bryan, as Personal Representative of the Estate of Gary A. Richardson
Grantee: Lee Thomas Throssel and Vanessa M. Throssel

Land Title and Escrow

BARGAIN AND SALE DEED

THE GRANTOR RILEY O'BRIEN, as Personal Representative of the Estate of Gary A. Richardson, deceased, Skagit County Superior Court Probate Cause No. 16-4-00113-1 for and in consideration of TWO HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars \$ 262,500.00, in hand paid, bargains, sells, and conveys to LEE THROSSEL and VANESSA THROSSEL, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Tract 11 of Short Plat No. 510-80, labeled "Enchanted Woods, Div. 1", approved October 16, 1980 and recorded October 20, 1980, under Auditor's File No. 8010200036, in Book 4 of Short Plats, pages 190 and 191, records of Skagit County, Washington: being a portion of the West 1/2 of Section 6, Township 35 North, Range 11 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain strip of land delineated both as Tract A and as "Emerald Lane" on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): P45780, 351106-0-005-1011

Dated: December 8, 2016

THE ESTATE OF GARY A. RICHARDSON,
deceased, Skagit County Superior Court Probate
Cause No. 16-4-00113-1

Riley O'Brien PR
By: Riley O'Brien, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165701

DEC 19 2016

Amount Paid \$ 4677.50
Skagit Co. Treasurer
By M. M. Deputy

