



201612190189

Skagit County Auditor \$83.00
12/19/2016 Page 1 of 11 3:31PM

When Recorded Return To:
Barbara Dykes Ehrlichman
Dykes Ehrlichman P.S.
P.O. Box 1271
Freeland, WA 98249

BARGAIN AND SALE DEED

Reference Numbers of Related Documents:

Short Plat No. 37-89, AFN 8910270018, Vol. 8 Short Plats, Page 186;
Stipulated Judgment and Order (Partition) (April 16, 2009),
Skagit County Superior Court Case No. 96-2-00877-2,
Recorded at Auditor's File No. 201001210060 (Southerly Tract)

Grantor(s): Donald R. Teeple
Grantee(s): Nora Williams, a single woman

Legal Description: Portion of Lot 1 of Short Plat #37-89 as recorded under Skagit County Auditor's File No. 8910270018, being a portion of the northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., more fully described in Exhibit A attached hereto (Southerly Tract).

Assessor's Property Identification Numbers:
P38728; 350509-2-003-0123 (Southerly Tract Portion)

The Grantor, DONALD R. TEEPLE, as a partition mandated by that *Judgment and Order*, in Skagit County Superior Court Case No. 96-2-00877-2, attached hereto as Exhibit B, and to quiet title only, bargains, sells, and conveys, all right, title and interest, including all after-acquired title, to Grantee, NORA WILLIAMS, a single woman, her respective heirs, successors and assigns, the real property situated in Skagit County, Washington and legally described as follows:

That Southerly Portion of Lot 1 of Short Plat #37-89 as recorded under Skagit County Auditor's File No. 8910270018, being a portion of the northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., legally described in Exhibit A attached hereto and incorporated by reference in its entirety (hereinafter referred to as the "Property");

Approximately 1.67 acres (also referred to as the "Southerly Tract");
 SUBJECT to reservation of a perpetual, non-exclusive appurtenant
 easement for ingress, egress and utilities, over, under and across that
 Southerly Tract Property, for the benefit of the Northerly Tract portion of
 Lot 1 of Short Plat #37-89 as recorded under AF#8910270018, records of
 Skagit County, Washington, being a portion of the northwest quarter of
 Section 9, Township 35 North, Range 5 East, W.M. (the "Northerly
 Tract"), which reserved easement is legally described in **Exhibit C**;
 TOGETHER WITH grant of a perpetual, non-exclusive appurtenant
 easement thirty (30) feet wide for ingress, egress, operation and
 maintenance of a well and well-house, over and across that Northerly
 Tract, which easement is legally described in **Exhibit A** and depicted for
 illustrative purposes on the drawing attached thereto;
 SUBJECT to restrictions, reservations, covenants, rights of way and
 easements of record.

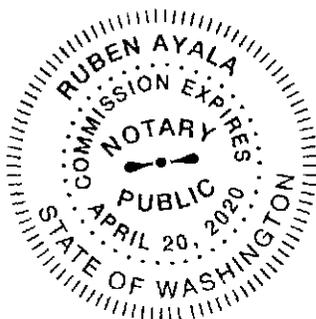
DATED this 19th day of December, 2016.

Donald R. Teeple
 DONALD R. TEEPLE, GRANTOR

STATE OF WASHINGTON _____ }
 COUNTY OF SKAGIT _____ } SS

I certify that I know or have satisfactory evidence that DONALD R. TEEPLE is the
 person who appeared before me, and said person acknowledged that he signed this
 instrument, and acknowledged it to be his free and voluntary act for the uses and
 purposes mentioned in this instrument.

Dated: December 19th 2016



Ruben Ayala
 Notary Public in and for the State of Washington
 My appointment expires: April 20, 2020

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20165713
 DEC 19 2016

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

Teeple Bargain and Sale Deed

Page 2 of 2

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.ssecconsultants.com

Exhibit A
LEGAL DESCRIPTION
FOR
DONALD TEEPLE
OF
SOUTHERLY TRACT

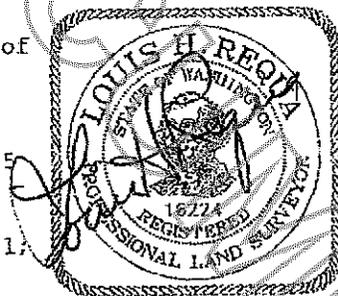
August 7, 2015

That portion of Lot 1 of Short Plat #37-89 as recorded under AF#8910270018, records of Skagit County, Washington, being a portion of the northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the east line of said Lot 1 which lies S 1°08'12"W, a distance of 756.13 feet from the northeast corner thereof; thence S 76°29'19"W, a distance of 204.53 feet; thence S 81°38'26"W, a distance of 152.84 feet to a point on the westerly line of said Lot 1; thence S 19°37'10"W, a distance of 58.77 feet to an angle point in the westerly line of said Lot 1; thence N 87°50'59"E, a distance of 157.25 feet to an angle point in the westerly line of said Lot 1; thence S 19°37'10"E along the westerly line of said Lot 1, a distance of 312.96 feet to an angle point in the westerly line of said Lot 1; thence S 1°08'12"W along the westerly line of said Lot 1, a distance of 186.65 feet to the southwest corner of said Lot 1; thence N 73°16'41"E along the southerly line of said Lot 1, a distance of 63.04 feet to the southeast corner of said Lot 1; thence N 1°08'12"E, a distance of 582.87 feet to the point of beginning.

SUBJECT TO an easement for ingress, egress and utilities, over, under and across that portion of Lot 1 of Short Plat #37-89 as recorded under AF#8910270018, records of Skagit County, Washington, being a portion of the northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the northeast corner of said Lot 1; thence S 1°08'12"W, a distance of 756.13 feet; thence S 76°29'19"W, a distance of 204.53 feet to



9/11/2015

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

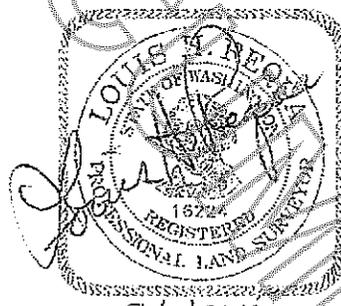
the point of beginning of this description; thence S 19°37'10"E, a distance of 75.12 feet to an angle point in the westerly line of said Lot 1; thence continuing S 19°37'10"E along the westerly line of said Lot 1, a distance of 312.96 feet to an angle point in the westerly line of said Lot 1; thence S 1°08'12"W along the west line of said Lot 1, a distance of 186.65 feet to the north line of Helmick Road and the southwest corner of said Lot 1; thence N 73°16'41"E along the northerly line of Helmick Road and the southerly line of said Lot 1, a distance of 63.04 feet to the southeast corner of said Lot 1; thence N 8°52'27"W, a distance of 246.68 feet; thence N 21°52'28"W, a distance of 321.47 feet; thence S 76°29'19"W, a distance of 30.32 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO a thirty (30) foot wide easement for ingress, egress, operation and maintenance of a well and well house, over, under and across that portion of Lot 1 of Short Plat #37-89 as recorded under AF#8910270018, records of Skagit County, Washington, being a portion of the northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

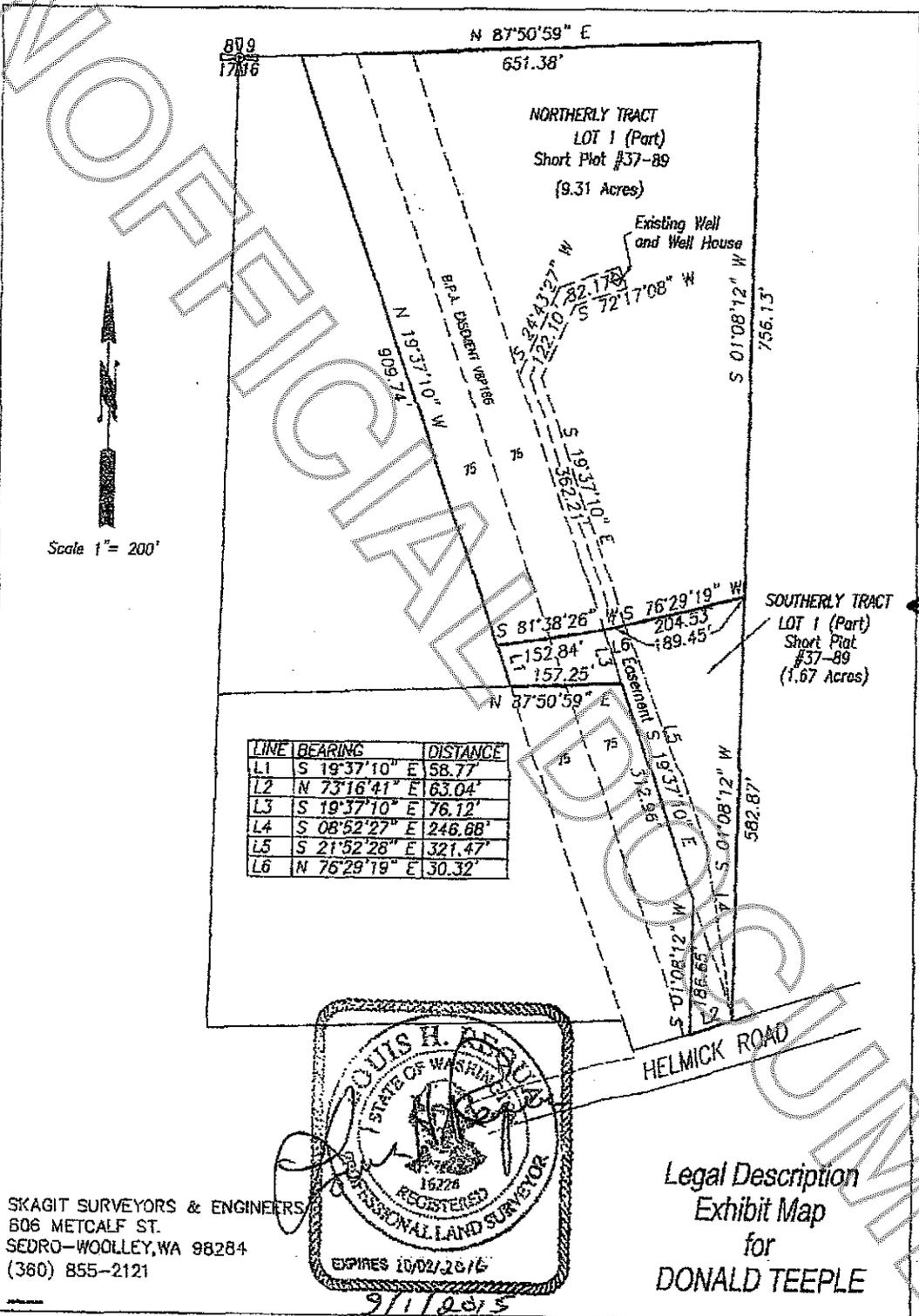
Commencing at the northeast corner of said Lot 1; thence S 1°08'12"W, a distance of 756.13 feet; thence S 76°29'19"W, a distance of 189.45 feet to the point of beginning of this description; thence N 19°37'10"W, a distance of 362.21 feet; thence N 24°43'27" E, a distance of 122.10 feet; thence N 72°17'08"E, a distance of 82.17 feet and the terminal point of this centerline description.

Containing 1.67 acres.

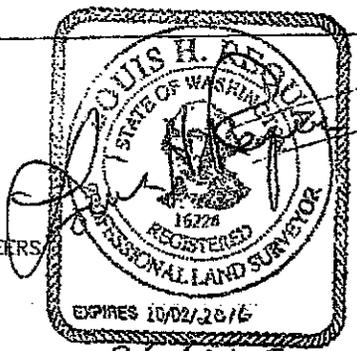
Situate in Skagit County, Washington.



UNOFFICIAL DOCUMENT



SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDRO-WOOLLEY, WA 98284
(360) 855-2121



Legal Description
Exhibit Map
for
DONALD TEEPLE

9/1/2015

EXHIBIT B

WORK

SKAGIT COUNTY, WASH.
FILED
APR 17 2009
NANCY K. SCOTT, CO. CLERK
Deputy

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IN THE SUPERIOR COURT, STATE OF WASHINGTON,
SKAGIT COUNTY

NORA L. WILLIAMS
Plaintiff,

) Case No.: 96-2-00877-2

vs.

) Stipulated JUDGMENT and ORDER

SARAH TEEPLE and DONALD TEEPLE, a
marital community, and DONNA
MACKOWIAK and JOHN MACKOWIAK, a
marital community,
Defendants.

JUDGMENT SUMMARY

- 1. Judgment Creditor: Nora Williams
- 2. Judgment Debtor: Donald Teeple and Sarah Teeple,
John Mackowiak and Donna Mackowiak
- 3. Principal judgment amount \$
- 4. Costs \$0.00
- 5. Principal judgment shall bear interest at 12% per annum.
- 6. Attorney fees, costs and other recovery amounts shall bear
interest at 12% per annum.
- 10 Attorney for Judgment Creditor NANCY C. IVARINEN
- 11 Attorney for Judgment Debtor JOHN W. HICKS

JUDGMENT and ORDER

This matter was tried by the court on July 28 and 29, 1998 before Judge John M.
Meyer. Plaintiff, Nora L. Williams, appeared personally and through her attorney of
record, Nancy C. Ivarinen. Defendants Sarah Teeple and Donald Teeple, Donna
MacKowiak and John MacKowiak appeared personally and through their attorney of
record, John W. Hicks. The Court of Appeals, by a decision dated May 15, 2000.

Stipulated Judgment and Order

Nancy C. Ivarinen
1814 Cornwall Ave.
Bellingham, WA 98226
(360) 734-8680

1 reversed and remanded the original findings of fact and conclusions of law. Based on the
2 evidence produced at trial, the direction of the Court of Appeals, the Report of Referee,
3 and the CR 2A agreement of the parties, the Court makes the following Order:

- 4 1. The parties through counsel, stipulate and agree to entry of the Order; have read
5 the agreement into the Court record on April 8, 2009; and pursuant to CR 52,
6 waive entry of Findings of Fact and Conclusions of Law.
- 7 2. The real property, is described as:
8 Tract 1 of Skagit County Short Plat Number 37-89, approved October 27,
9 1989 and recorded October 27, 1989 under Auditor's File No.
10 8910270018 in Volume 8 of Short Plats, page 186, records of Skagit
11 County, Washington; being a portion of the Northwest 1/4 of Section 9,
12 Township 35 North, Range 5 East, W.M.
- 13 3. The property will be subdivided as set forth in the attached Exhibit, prepared by
14 Skagit Surveyors & Engineers on September 19, 2007 as a proposed Short CaRD.
- 15 4. All costs of meeting the requirements for the subdivision, including the
16 installation of the well for the exclusive use of Lot 1, will be at the expense of the
17 Defendants.
- 18 5. Nancy C. Ivarinen is awarded attorney fees of \$73,923.75 as a first position lien
19 on the property awarded to Nora Williams. This award of attorney fees is
20 reasonable based on the hours spent, the result obtained, the quality of the work
21 and the nature of the case. The award of fees, plus 12% interest, will be secured
22 by a Note and Deed of Trust attached to the property awarded to Nora Williams.
23 Costs of \$1323.75 were awarded to Plaintiff and have been paid by the
24 Defendants. The award of attorney fees is secured by the property and is not an
25 award against the individual Defendants.
- 26 6. Nora Williams shall receive Lot 1 as depicted on the attached Exhibit and
27 easements to the well, creek and Helmick Road. That lot immediately surrounds
28 her current residence and consists of the Southerly portion of the property,
29 approximately 1.69 acres in size.

UNOFFICIAL DOCUMENT

with authority

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- 7. Lot 1 will be granted by deed, easements to the creek, access to Helmick Road; an exclusive easement to the well approximately 10 feet in width from the northern boundary of her property to the well head and a 10 foot radius around the well head; and a non-exclusive easement for the purposes of maintenance, repair, replacement and use of equipment, as reasonably necessary.
- 8. The 100 foot radius around the wellhead shall be preserved and protected as required by statute, ordinance, rule or regulation governing water wells.
- 9. Donald L. Teeple is awarded title to Lot 2 as shown on the attached Exhibit.
- 10. Neither party will unreasonably interfere with the others' use of or access to their respective properties or to Helmick Road.
- 11. The subdivision as depicted on the attached Exhibit, Skagit Surveyors and Engineers "Proposed Short Plat CaRD" in the Northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., is approved; and the property shall be divided in conformance therewith.

Access to case granted by license plate with authority

Dated this 4/16 day of April, 2009

[Signature]
John M. Meyer
Judge

Stipulated and Agreed to:

[Signature]
NANCY C. IVARINEN, WSBA#21512
Attorney for Plaintiff

Stipulated and Agreed to:

[Signature]
John Hicks, WSBA #06691
Attorney for Defendants

Stipulated Judgment and Order

Nancy C. Ivarinen
1814 Cornwall Ave
Bellingham, WA 98226
(360) 734-8680



Surveyors & Engineers 606 Metcalf Street Suiro-Woodley, WA 99288 (360) 856-2121 Fax (360) 855-1656

Exhibit C

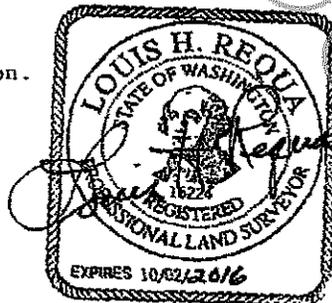
LEGAL DESCRIPTION
FOR
DONALD TEEPLE
OF EASEMENT
TRACT

June 15, 2015

An easement for ingress, egress and utilities, over, under and across that portion of Lot 1 of Short Plat #37-89 as recorded under AF#8910270018, records of Skagit County, Washington, being a portion of the northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the northeast corner of said Lot 1; thence S 1°08'12"W, a distance of 756.13 feet; thence S 76°29'19"W, a distance of 204.53 feet to the point of beginning of this description; thence S 19°37'10"E, a distance of 76.12 feet to an angle point in the westerly line of said Lot 1; thence continuing S 19°37'10"E along the westerly line of said Lot 1, a distance of 312.96 feet to an angle point in the westerly line of said Lot 1; thence S 1°08'12"W along the west line of said Lot 1, a distance of 186.65 feet to the north line of Helmick Road and the southwest of said Lot 1; thence N 73°16'41"E along the northerly line of Helmick Road and the southerly line of said Lot 1, a distance of 63.04 feet to the southeast corner of said Lot 1; thence N 8°52'27"W, a distance of 246.68 feet; thence N 21°52'28"W, a distance of 321.47 feet; thence S 76°29'19"W, a distance of 30.32 feet to the point of beginning.

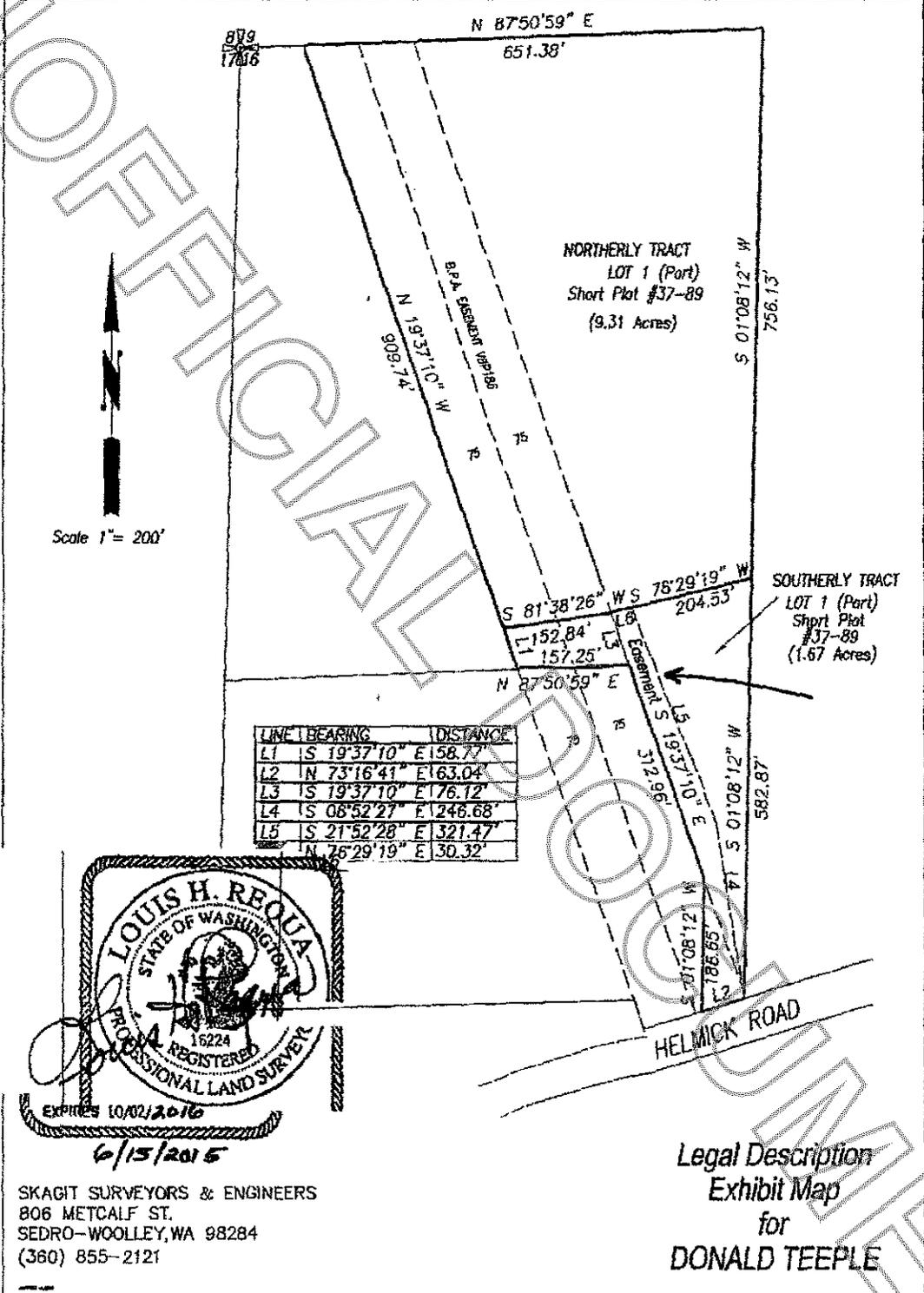
Situate in Skagit County, Washington.



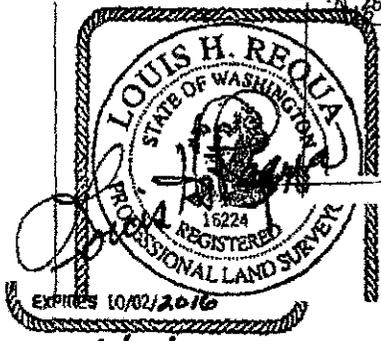
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LINE	BEARING	DISTANCE
L1	S 19°37'10" E	158.77
L2	N 73°16'41" E	163.04
L3	S 19°37'10" E	176.12
L4	S 08°52'27" E	248.68
L5	S 21°52'28" E	321.47
	N 76°29'19" E	30.32



SKAGIT SURVEYORS & ENGINEERS
 806 METCALF ST.
 SEDRO-WOOLLEY, WA 98284
 (360) 855-2121

Legal Description
 Exhibit Map
 for
 DONALD TEEPLE