

When recorded return to:

Mr. Michael W. McCrea  
24306 Old Day Creek Road  
Sedro-Woolley, WA 98284



201701240091

Skagit County Auditor

\$76.00

1/24/2017 Page

1 of

4 3:31PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 156159-SE

Grantor: Kathleen Michelle Hill, as Administratrix of the Estate of Douglas D. Menard  
Grantee: Michael W. McCrea

Land Title and Escrow

## BARGAIN AND SALE DEED

THE GRANTOR KATHLEEN MICHELLE HILL, as administratrix of the estate of DOUGLAS D. MENARD, deceased, Whatcom County Superior Court Probate Cause No. 16-4-00392-7 for and in consideration of TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars \$ 230,000.00, in hand paid, bargains, sells, and conveys to MICHAEL W. MCCREA, a married man, as his separate property the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot s10 to 16 & Lot 18, Clear Lake Waterfront Trs. TGW Ptn Gov. Lot 5, 6-34-5 E. W.M.

See exhibit "A" attached hereto for full legal description

Tax Parcel Number(s): 340506-0-015-0101, P30106, 3883-000-016-0005, P106616

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 156159-SE

Dated: January 19, 2017

THE ESTATE OF DOUGLAS D. MENARD,  
deceased, Whatcom County Superior Court Probate  
Cause No. 16-4-00392-7

*Kathleen M Hill admin*  
By: Kathleen Michelle Hill, as administratrix

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017285

JAN 24 2017

Amount Paid \$ 4099.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Kathleen Michelle Hill  
signed this instrument, on oath stated that she  
authorized to execute the instrument and acknowledged it as the administratrix  
of The Estate of Douglas D. Menard, deceased, Whatcom County Superior Court Probate Cause No. 16-4-00392-7  
party for the uses and purposes mentioned in this instrument.

Dated: January 24th 2017



Karen Ashley *Karen Ashley*  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: September 11, 2018

## EXHIBIT A

**Schedule "A-1"**

**156159-SE**

**DESCRIPTION:**

**PARCEL "A":**

Lots 10 to 16, inclusive, and Lot 18, "CLEAR LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH a vacated 20 foot strip of land adjoining Lots 10 and 11, vacated November 23, 1992, and recorded December 14, 1992, under Auditor's File No. 9212140031.

EXCEPT from Parcel "A", that portion lying Southwesterly of East Lake Drive as conveyed to Gretchen Hunter by Deed recorded February 25, 1994, under Auditor's File No. 9402250066.

ALSO EXCEPT that portion of Lots 14, 16 and 18, lying East of the thread of a creek, as described in Boundary Line Agreement recorded under Auditor's File No. 9502100039.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the East 572 feet of Lot 5 (excepting the West 200 feet thereof) of Section 6, Township 34 North, Range 5 East, W.M., lying Northerly and Easterly of that road known as Lake Drive East and lying Southerly of that road known as Old Day Creek Road in Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SCANNED

FILED  
COUNTY CLERK

2016 JUL 15 AM 8:44

WHATCOM COUNTY  
WASHINGTON

**SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY**

**IN THE MATTER OF THE ESTATE OF  
DOUGLAS D. MENARD,**

Deceased.

**NO. 16-4-00392-7**

**LETTERS OF ADMINISTRATION**

WHEREAS **DOUGLAS D. MENARD** late of Whatcom County, Washington on the 1<sup>ST</sup> day of July, 2016, died intestate, leaving at the time of death property in this State subject to administration;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint **KATHLEEN MICHELLE HILL** Administratrix of the estate of said decedent, and hereby authorize the administration of said estate according to law.

WITNESS **Leon F. Henley Jr.**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 15<sup>TH</sup> day of July, 2016

County Clerk and Ex-Officio Clerk of the  
Superior Court of Whatcom County, Washington

By Joan Riddick, Deputy Clerk

**CERTIFICATE**

STATE OF WASHINGTON     }  
COUNTY OF WHATCOM    } ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above entitled matter, and were on the 15<sup>TH</sup> day of July, 2016, duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Clerk and Ex-Officio Clerk of the  
Superior Court of Whatcom County, Washington,

By \_\_\_\_\_, Deputy Clerk

UNOFFICIAL DOCUMENT

State of Washington,) SS.  
County of Whatcom )

I, David L. Reynolds, County Clerk of Whatcom County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Whatcom, do hereby certify that the foregoing Instrument is a true and correct copy of the original, consisting of 10 pages, now on file in my office, and that the undersigned has the custody thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of my Office at Bellingham this 30 day of December, 2011.

David L. Reynolds, County Clerk

By [Signature]  
COUNTY CLERK