

When recorded return to:

20379 E. Stackpole Road
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 112897A



201703310140

Skagit County Auditor

\$75.00

3/31/2017 Page

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3 2:27PM

BARGAIN AND SALE DEED

112897
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ernesto E. Roque and Norma R. Roque, husband and wife for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Patricia A. Franklin, an unmarried woman** the following described estate, situated in the County of **Skagit**, State of **Washington**:

Parcel A:

That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the South 5 acres of the West 1/2 of the Northeast 1/4 of the Southwest 1/4; thence North along the East line of said West 1/2 of the Northeast 1/4 of the Southwest 1/4, a distance of 200 feet; thence West parallel with the North line of said South 5 acres to the East line of the County Road; thence Southerly along the East line of said road to the North line of the said South 5 acres; thence East along the North line of said South 5 acres, to the point of beginning;

EXCEPT road and ditch rights-of way.

Parcel B:

That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, Section 4, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 which is 200 feet South of the Northeast corner of said West 1/2 of the Northeast 1/4 of the Southwest 1/4; thence West parallel to the North line of said Northeast 1/4 of the Southwest 1/4 to the Easterly line of the County road; thence Southerly along the Easterly line of said County road a distance of 295 feet to the true point of beginning of this description; thence continue Southerly along the Easterly line of said County road to a point (measured at right angles) 200 feet North of the North line of the South 5 acres of said West 1/2 of the Northeast 1/4 of the Southwest 1/4; thence East along a line parallel to and 200 feet North of the North line of said South 5 acres to the East line of said West 1/2 of the Northeast 1/4 of the Southwest 1/4; thence North along the East line of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 to a point East of the point of beginning; thence West to the point of beginning

"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): P16283, 330404-0-032-0013, P16270, 330404-0-019-0002, P16271, 330404-0-020-0009

Dated: 3-31-17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171293
MAR 31 2017

Amount Paid \$ 3778.60
Skagit Co. Treasurer
By *MM* Deputy

Norma R. Roque
Norma R. Roque

Estate of Ernesto Roque, Incapacitated

Iris B. Kingston
By: Iris Kingston, Guardian

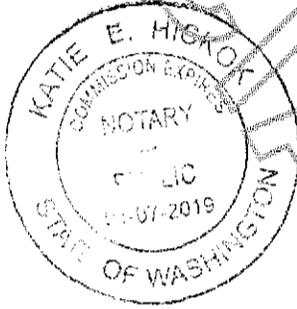
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know, or have satisfactory evidence that Iris Kingston is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Guardian of Estate of Ernesto Roque, Incapacitated, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-3-19

Katie Hickok

Katie Hickok
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2019



UNOFFICIAL DOCUMENT

Individual

STATE OF WASHINGTON

COUNTY OF Skagit

On this day personally appeared before me Norma Roque, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 30th day of March, 2017.

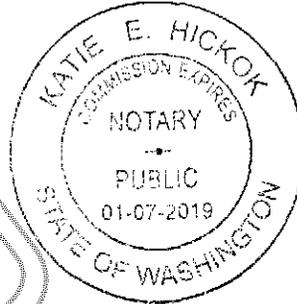
Katie Hickok

Notary Public residing at W Vernon

Printed Name: Katie Hickok

My Commission Expires:

1-7-19



DUPLICATE DOCUMENT