

AFTER RECORDING MAIL TO:

Mr. and Mrs. Jesse Molnick
P.O. Box 217
North Lakewood, WA 98259



Skagit County Auditor \$75.00
6/12/2017 Page 1 of 3 3:47PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160765-SE

Land Title and Escrow

BARGAIN AND SALE DEED

THE GRANTOR Muriel Neely, Personal Representative of the Estate of FLOYD G. SQUIRES, also known as FLOYD G. SQUIRES, Sr., deceased, per King County Probate No. 15-4-06367-4SEA and MURIEL NEELY, Personal Representative of the Estate of Alice CARELL EGELKRAUT SQUIRES, also known as CAROL SQUIRES and CARRELL SQUIRES, deceased, per King County Probate No. 15-4-01976-4SEA.

for and in consideration of **FOUR HUNDRED THIRTY THOUSAND AND NO/100 Dollars \$ 430,000.00**, in hand paid, bargains, sells, and conveys to **JESSE MOLNICK and HEIDI MOLNICK, husband and wife** the following described estate, situated in the County of **Skagit**, State of **Washington**:

PTN Gov. Lot 2, 25-34-2 E W.M. (Aka Lot 4, J.T. Squires North Samish Beach Tracts (Unrecorded)).

FULL LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN

Tax Parcel Number(s): **360225-0-029-0012, P46988**

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: **June 8, 2017**

Estate of Floyd G. Squires and Estate of Alice Carell Egelkraut Squires

Muriel Neely
By: Muriel Neely, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172578
JUN 12 2017

Amount Paid \$ 765.00

By MJ Skagit Co. Treasurer Deputy

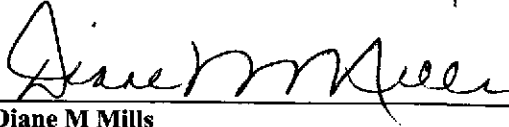
STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Muriel Neely
is the person who appeared before me, and said person acknowledged that

he/she

signed this instrument and acknowledged it as the Personal Representative of the Estate of Floyd G Squires and the Estate of Alice Carrel Egelkraut Squires to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: June 12, 2017



Diane M Mills

Notary Public in and for the State of Washington

Residing at Milton

My appointment expires: May 9, 2021



Schedule "A-1"

01-160765-SE

DESCRIPTION:

Lot 4 of 'J.T. Squires Unrecorded Subdivision of No. Samish Beach Tracts', more fully described as follows:

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence South 87°33' East 351.2 feet;
thence North 85°59' East 153.03 feet to the true point of beginning;
thence North 85°59' East 59.27 feet;
thence South 1°30' West 245.88 feet;
thence South 84°16' West 59.48 feet;
thence North 1°30' East 247.65 feet to the true point of beginning.

TOGETHER WITH all land lying North of the above described tract, between the North line thereof and the meander line, lying between the East and West lines of said tract produced Northerly to said meander line.

ALSO TOGETHER WITH all tidelands of the second class located in front of, adjacent to or abutting upon said tract.

EXCEPT therefrom a strip of land 30 Feet wide across the Southerly portion of said tract for road purposes.

Situate in the County of Skagit, State of Washington.