



201805150011

05/15/2018 09:03 AM Pages: 1 of 6 Fees: \$79.00
Skagit County Auditor

AFTER RECORDING RETURN TO:

BARRON SMITH DAUGERT, PLLC
300 NORTH COMMERCIAL STREET
BELLINGHAM, WASHINGTON 98225

DOCUMENT TITLE:

BARGAIN AND SALE DEED

REFERENCE NUMBER OF RELATED DOCUMENTS: **200712100019; 200712100020;
200712100021**

GRANTOR(S):

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 1978
MAY 15 2018

NANCY J. ELLIS and JOANNE M. STEWART, as Co-Personal Representative of the Estates of Marie Swanson and Eugene Swanson Deceased

GRANTEE(S):

Amount Paid \$ 7,468.54
Skagit Co. Treasurer
By *MJM* Deputy

KEITH M. SWANSON, a married man as his separate property

ABBREVIATED LEGAL DESCRIPTION:

**Twn 34N Rg 4E Sec 3. Ptn S 1/2 SW 1/4,
3-34-4 E W.M.**

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE4

ASSESSOR'S TAX PARCEL NUMBER(S):

**340403-3-004-0003 (P23468)
340403-3-005-0002 (P23469)
340403-3-007-0000 (P23471)
340410-2-001-0009 (P24444)**

BARGAIN AND SALE DEED

The undersigned Grantors, NANCY J. ELLIS and JOANNE M. STEWART, as the duly appointed, qualified and acting Co-Personal Representatives of the Estates of MARIE SWANSON, Whatcom County Superior Court Probate Cause Number 15-4-00510-7; and the Estate of Eugene Albert Swanson, Whatcom County Superior Court Probate Cause Number 16-4-00288-2, Deceased, and not in their individual capacities, as a distribution of the estate pursuant to Will, do grant, bargain, sell, convey and confirm to KEITH M. SWANSON, a married man as his separate property, the following-described real estate, situated in Skagit County, Washington:

SEE ATTACHED EXHIBIT A

SUBJECT TO: Easements, dedications, restrictions and reservations of record.

The Grantors, for themselves and for Grantors' successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications. Grantors do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, Grantors will forever warrant and defend the said described real estate.

DATED this 27th day of April, 2018.

Signed by the Co-Personal Representatives of the Estates of Marie Swanson and of Eugene Albert Swanson, Deceased, and not in their individual capacities:

Nancy Ellis
NANCY J. ELLIS

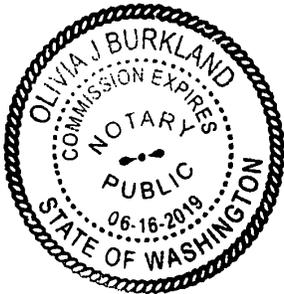
Joanne M Stewart
JOANNE M. STEWART

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that NANCY J. ELLIS is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as CO-PERSONAL REPRESENTATIVE OF THE ESTATES OF MARIE SWANSON AND OF EUGENE ALBERT SWANSON, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: April 27, 2018.



Olivia J Burkland
Notary Public
Residing in Bellingham
My appointment expires 6-16-2019

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JOANNE M. STEWART is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as CO-PERSONAL REPRESENTATIVE OF THE ESTATES OF MARIE SWANSON AND OF EUGENE ALBERT SWANSON, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: April 27th, 2018.

Olivia J Burkland
Notary Public
Residing in Bellingham
My appointment expires 06-16-2019



EXHIBIT A

LEGAL DESCRIPTIONS:

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 4 East, W.M.

EXCEPT County Road,

AND EXCEPT those portions lying within the boundaries of the following described tracts:

- 1.) Beginning at the Northwest corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 34 North, Range 4 East, W.M.;
thence East 1980 feet, more or less, to the Northeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3;
thence South 215 feet;
thence Northwesterly in a straight line to the point of beginning.
- 2.) Beginning at a point on the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3, 215 feet South of its Northeast corner;
thence South 115 feet;
thence Northwesterly parallel to a line described as follows:

Beginning at a point 215 feet South of the Northeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3;
thence Northwesterly in a straight line to the Northwest corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 34 North, Range 4 East, W.M., for a distance of 614 feet;
thence North 115 feet, more or less, to the above described line;
thence Southeasterly along said line 614 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 4 East, W.M., lying Southwesterly of the thread of Nookachamps Creek as the same existed on January 16, 1950.

Situate in the County of Skagit, State of Washington.

PARCEL "C"

(0.2500 ac) CU F&A #127 AF#830370 1977: E 20FT OF NE $\frac{1}{4}$ NW $\frac{1}{4}$ N OF CO RD

Situate in the County of Skagit, State of Washington.

FILED
COUNTY CLERK

2016 MAY 18 AM 9:04

WHATCOM COUNTY
WASHINGTON

BY _____

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF</p> <p>EUGENE ALBERT SWANSON</p> <p>Deceased.</p>	<p>No. 16-4-00288-2</p> <p>LETTERS TESTAMENTARY</p>
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WHEREAS, the last Will of **EUGENE ALBERT SWANSON**, deceased, was on the 18TH day of May, 2016, duly exhibited, proven, and recorded in our said Superior Court.

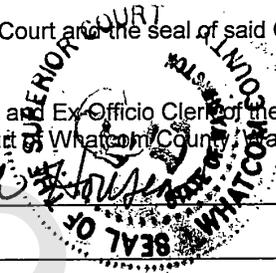
AND WHEREAS, it appears that **NANCY J ELLIS and JOANNE M STEWART**, have been named Co-Executors in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **NANCY J ELLIS and JOANNE M STEWART**, Co-Executors, to execute said Will according to law.

WITNESS **Leon F. Henley, Jr.**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 18TH day of May, 2016.

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

By *Beth Henley*, Deputy Clerk



CERTIFICATE

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

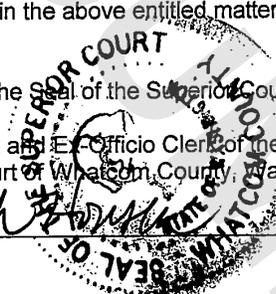
I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 18TH day of May, 2016 duly entered of record.

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 18th day of May, 2016.

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

By *Beth Henley*, Deputy Clerk



366
7042

FILED
COUNTY CLERK

2015 OCT 23 AM 9: 26

WHATCOM COUNTY
WASHINGTON

BY _____

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF MARIE ELIZABETH SWANSON Deceased.</p>	<p>No. 15-4-00510-7 LETTERS TESTAMENTARY</p>
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WHEREAS, the last Will of **MARIE ELIZABETH SWANSON**, deceased, was on the 23rd day of October, 2015, duly exhibited, proven, and recorded in our said Superior Court.

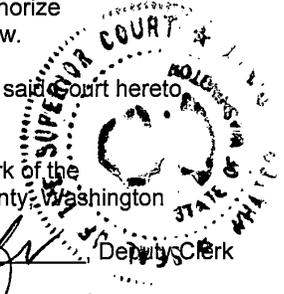
AND WHEREAS, it appears that **JOANNE M. STEWART and NANCY J. ELLIS**, have been named Co-Executrix in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **JOANNE M. STEWART and NANCY J. ELLIS**, Co-Executrix, to execute said Will according to law.

WITNESS **Thomas L. Verge**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 23rd day of October, 2015.

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

By *Shea Klerditz* 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 Testamentary in the above entitled matter, and were on the **23rd** day of October, 2015 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 23rd day of October, 2015.

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

By *Shea Klerditz* Deputy Clerk

