

**201810080035**10/08/2018 01:41 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor**Return Address:**

PERKINS COIE LLP
10885 NE 4th Street, Suite 700
Bellevue, WA 98004
Attention: Allison Kirkland

Document Title(s) (or transactions contained therein):

Bargain and Sale Deed

Reference Number(s) of Document assigned or released:

N/A

Grantor(s) (Last name first, then first name and initial(s)):

Bradley, Robert A., a single person

Grantee(s) (Last name first, then first name and initial(s)):

1. Bradley, Robert Allen, Jr., as his separate property
2. Bell, Bonnie Bradley, as her separate property
3. Bradley, Andrew Wood, as his separate property
4. Bradley, David Capelle, as his separate property

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

Tract 19, "PLAT OF ORCHARD BEACH TRACTS," and portion of Government Lot 2 of Section 31, Township 36 North, Range 2 East W.M., Skagit County

☒ Full legal is on Exhibit A of document**Assessor's Property Tax Parcel/Account Number(s):**

P47321; P67731; P67743; P67751

ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS
MAY DISQUALIFY THIS DOCUMENT FOR RECORDING

BARGAIN AND SALE DEED

GRANTOR, ROBERT A. BRADLEY, a single person, ^{*}~~for and in consideration of contributing property to a limited liability company in exchange for a proportionate interest in such limited liability company~~, bargains, sells and conveys to GRANTEES, ROBERT ALLEN BRADLEY, JR., BONNIE BRADLEY BELL, ANDREW WOOD BRADLEY, and DAVID CAPELLE BRADLEY, each as to undivided twenty-five percent (25%) interest and each as his or her separate property, all right, title and interest in and to the following-described real estate, situated in the County of Skagit, State of Washington:

Tax Parcel Nos. P47321; P67731; P67743; P67751

Legal Description attached hereto as Exhibit A and incorporated herein by this reference.

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.

DATED: September 29, 2018.



ROBERT A. BRADLEY

^{*} for and in consideration of love and affection only

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20184456

OCT 08 2018

Amount Paid \$0
Skagit Co. Treasurer
By nam Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

GIVEN under my hand and official seal on September 24th, 2018.


[Signature of Notary]

Nicholas A. Potte
[Print or stamp name of Notary]

My commission expires on 5/29/22



Exhibit A**Legal Description****PARCEL A:**

Tract 19, "PLAT OF ORCHARD BEACH TRACTS," as per plat recorded in the office of the Auditor of Skagit County, Washington in Volume 4 of Plats, page 45, TOGETHER WITH all tidelands of the second class as conveyed by the state of Washington, situate in front of, adjacent to or abutting thereon; EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 90941, 91545 and 192740, records of Skagit County.

PARCEL B:

That portion of Government Lot 2 of Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay which is 779.60 feet North and 186.69 feet East of the Southwest corner of said Lot 2; (the South line of said Lot 2 bears East and West) thence South 25°30' West 184.21 feet; thence North 64°30' West 80 feet, more or less, to the Easterly line of Tract 19 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in the office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, page 45; thence North 20°52' East along the Easterly line of said Tract 19, 173.58 feet to the high water line of Padilla Bay; thence Southeasterly along said high water line to the point of beginning;

TOGETHER WITH all tidelands of the second class as conveyed by the State of Washington, situate in front of adjacent to, or abutting thereon, EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 90941, 91545 and 192740, records of Skagit County.

EXCEPT that portion of the above Parcels "A" and "B", if any, lying within the boundaries of that certain tract conveyed to Stephen Dunthorne, et ux, by deed dated August 30, 1951 and recorded October 8, 1951, under Auditor's File No. 466622, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL C:

That portion of Government Lot 1, Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning on the South line of Tract 19, "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington; thence South 69°08' East 150.0 feet from the Southwest corner thereof; thence South 20°52' West 250.0 feet; thence North 69°08' West 350.0 feet to the Southeasterly line of that certain Tract conveyed to Walter A. Vonnegut by Deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File no. 397655, records of said County; thence north 59°31'40" East along the Southeasterly line of Vonnegut Tract, a distance of 320.16 feet to the Southwest corner of said Tract 19; thence South 69°08' East along the South line of said Tract 19, 150.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

PARCEL D:

A tract of land in Government Lot 1, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point of beginning on the East line of said Lot 1, 341.58 feet North of the Southeast corner thereof; thence North 1°25'30" East along the East line of said Lot 1, 288.0 feet, more or less, to the Southwesterly line of Lot 19 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County; thence North 69°08' West along the said Southwesterly line of Lot 19, 82.93 feet; thence South 20°52' West 250.0 feet; thence Southeasterly 132.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.