

AFTER RECORDING MAIL TO:

Jerry L. and Beverly G. Kesselring
23534 SE 253rd Place
Maple Valley, WA 98038



201810310015

10/31/2018 09:07 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-166737-OE

Land Title and Escrow

BARGAIN AND SALE DEED

THE GRANTORS Lindsey J. Rude, Personal Representative of the Estate of Audrey G. Knutson, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 17-4-00431-29 AND Lindsay J. Rude, Successor Trustee of the Marlen L. Knutson Disclaimer Trust, dated January 3, 2012 for and in consideration of ONE MILLION ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100 Dollars \$ 1,155,000.00, in hand paid, bargains, sells, and conveys to JERRY L. KESSELRING and BEVERLY G. KESSELRING, a married couple the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 2, SP 1-85, AF#8505160025; Being A Ptn N ¼ SE ¼, 20-35-3 E W.M.

For Full Legal see attached exhibit "A"

Tax Parcel Number(s): 350320-0-001-0100, P34519

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 and Escrow Company's Preliminary Commitment No. 01-166737-OE.

The Grantors for themselves and for their successors in interest do 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 do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated: October 18, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184818
OCT 31 2018

Amount Paid \$ 20,564.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Lindsey J. Rude, Personal Representative of the
Estate of Audrey G. Knutson, deceased, Superior
Court of the State of Washington, Skagit County,
Superior Court Probate Cause No. 17-4-00431-29

Lindsey J. Rude, Personal Representative
By: Lindsey Rude, Personal Representative

Lindsey J. Rude, Successor Trustee of the Marlen L.
Knutson Disclaimer Trust, dated January 3, 2012

Lindsey J. Rude, Successor Trustee
By: Lindsey Rude, Successor Trustee

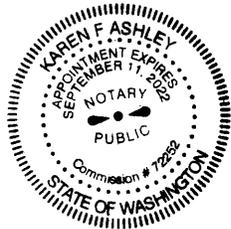
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lindsey J. Rude signed this instrument, on oath stated that she are authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Audrey G. Knutson, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 17-4-00431-29 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 25, 2018

Karen Ashley

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022



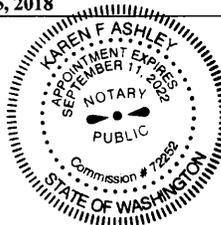
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lindsey J. Rude signed this instrument, on oath stated that she are authorized to execute the instrument and acknowledged it as the Successor Trustee of the Marlen L. Knutson Disclaimer Trust, dated January 3, 2012 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 25, 2018

Karen Ashley

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022



Schedule "A-1"

01-166737-OE

DESCRIPTION:

PARCEL "A":

Lot 2, Short Plat No. 1-85, approved April 30, 1985, recorded May 16, 1985 in Book 7 of Short Plats, page 21, under Auditor's File No. 8505160025 and being a portion of the North ½ of the Southeast ¼ of Section 20, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress over and across that portion of the North 60 feet of the North ½ of the Southeast ¼ of Section 20, Township 35 North, Range 3 East, W.M., lying Easterly of a centerline of a ravine as referred to in deed to Lief Burkland et ux recorded February 19, 1959, under Auditor's File No. 576292

Situate in the County of Skagit, State of Washington.