

201901100029

01/10/2019 11:31 AM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

201811090126

11/09/2018 03:50 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

AFTER RECORDING RETURN TO:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201992  
JAN 10 2019

Amount Paid \$0  
Skagit Co. Treasurer  
By *mlm* Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DOCUMENT TITLE:

20184972  
NOV 09 2018

BARGAIN AND SALE DEED

GRANTOR(S):

Amount Paid \$0  
Skagit Co. Treasurer  
By *mlm* Deputy

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

GRANTEE(S):

URBAN AVENUE LLC, a Washington limited  
liability company, UBI # 604 340 933

ABBREVIATED LEGAL DESCRIPTION:

Ptn NW NW S17-T34N-R4E  
Ptn NW NW S17-T34N-R4E  
Ptn NW NW S17-T34N-R4E

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE4

ASSESSOR'S TAX PARCEL NUMBER(S):

340417-0-156-0017 (P25770)  
340417-0-153-0002 (P25764)  
340417-2-016-0005 (P25945)

**BARGAIN AND SALE DEED**

*(Re-Record to correct Legal Description)*

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 URBAN AVENUE LLC, UBI # 604 340 933, the following-described real estate, situated in Skagit County, Washington:

SEE ATTACHED EXHIBIT A

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



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: 10/23, 2018.



AWH  
Notary Public  
Residing in Bellingham  
My appointment expires 6/16/19

**EXHIBIT A**  
LEGAL DESCRIPTIONS:

**PARCEL "A": 340417-0-156-0017 (P25770)**

That portion of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M. Described as follows: Beginning at a point on the North line of said subdivision that is 277 feet West of the West line of the Pacific Northwest Traction Company right of way; thence South at right angles, 82 feet; thence East at right angles, 5 feet; thence South at right Angles to the South line of said subdivision; thence West along the South line of said subdivision to a point 375 feet West of the West line of Said Pacific Northwest Traction Company Right of Way; Thence North to the North line of said subdivision; thence East along said North line to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a strip of land 20 feet in width South of and adjacent to North line of said North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 and extending from the East line of the right-of-way of State Road No. 1, East to a point 375 feet West line of the Old Pacific Northwest Traction Company right-of-way.

**PARCEL "B": 340417-0-153-0002 (P25764)**

That portion of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M. Described as follows: Beginning at a point on the North line of said subdivision that is 277 feet West of the West line of the Pacific Northwest Traction Company right of way; thence South, at right angles, 82 feet; thence East at right angles 5 feet; thence South at right angles, to the South line of said subdivision; thence East along said South line 65 feet; thence North to the North line of said subdivision; thence West along said North line 70 feet to the point of beginning.

TOGETHER with a non-exclusive easement for ingress, egress over and across that portion of the North 20 feet of said North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, lying Westerly of the West line herein described main tract and lying Easterly of the East line of the former U.S. Highway No. 99, (now Riverside Drive).

TOGETHER with a non-exclusive easement as granted by instrument from Lloyd V. Holmes et al to Michael P. Aiken et ux, recorded July 5, 1977, under Auditor's File No. 859884, records of Skagit County, Washington.

**PARCEL "C": 340417-2-016-0005 (P25945)**

All that part and portion of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 E.W.M., lying West of the right of way of the Pacific Northwest Traction Company EXCEPT the following described premises: "Commencing at the point of intersection of the North Line of the following tract with the West line of the right of way the Pacific Northwest Traction Company, said tract being described as 'all the part of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17,

Township 34 North, Range 4. E.W.M lying West of the right of way of the Pacific Northwest Traction Company' which said point is the true beginning of this description; thence West along the North line of said Tract 375 feet; thence South at right angles to the South line of the said tract; thence East along the South line of said tract on the West line of the said Traction Company right of way; thence North along the said Traction Company right of way to the point of beginning."

This Deed is made subject to an easement created by Deed acknowledged on the 25<sup>th</sup> day of July, 1950, and executed by Melvin C. Swanson and Hilda Swanson, husband and wife, in favor of Eugene A. Swanson and Marie E. Swanson, husband and wife, and recorded in the office of the Auditor of Skagit County, Washington, on the 5 day of December, 1950, Auditor's number 454,185.

All Situate in the County of Skagit, State of Washington.

FILED  
COUNTY CLERK

2015 OCT 23 AM 9: 26

WHATCOM COUNTY  
WASHINGTON

BY \_\_\_\_\_

**SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY**

<p><b>IN THE MATTER OF THE ESTATE OF</b></p> <p><b>MARIE ELIZABETH SWANSON</b></p> <p>Deceased.</p>	<p>No. 15-4-00510-7</p> <p><b>LETTERS TESTAMENTARY</b></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.

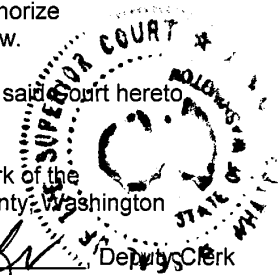
AND WHEREAS, it appears that **JOANNE M. STEWART and NANCY J. ELLIS**, have been named Co-Executrix in and by said will;

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 Klerdji* Deputy Clerk



**CERTIFICATE**

STATE OF WASHINGTON ]  
COUNTY OF WHATCOM ] ss.

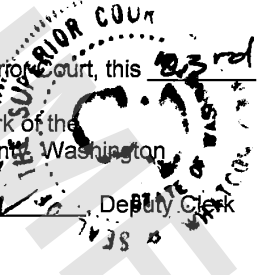
I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the **23rd** day of October, 2015 duly entered of record.

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 Klerdji* Deputy Clerk



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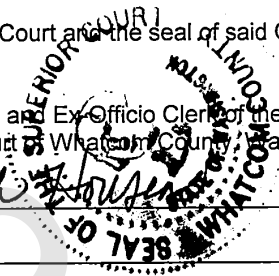
WHEREAS, the last Will of **EUGENE ALBERT SWANSON**, deceased, was on the 18<sup>TH</sup> day of May, 2016, duly exhibited, proven, and recorded in our said Superior Court.

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 18<sup>TH</sup> day of May, 2016.

County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington  
By *Beth [Signature]*, 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 18<sup>TH</sup> 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 18<sup>th</sup> day of May, 2016.

County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington  
By *Beth [Signature]*, Deputy Clerk

