

AFTER RECORDING MAIL TO:

Merlene T. Buller
PO Box 279
Marblemount, WA 98267



201902190148

02/19/2019 03:49 PM 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.: 01-170517-OE ✓

Land Title and Escrow BARGAIN AND SALE DEED

THE GRANTOR MELISA J. FRENCH, Personal Representative of Frances S. French, deceased, under Skagit County Superior Court Probate Cause No. 16-4-00172-6, as to an undivided ¼ interest for and in consideration of EIGHTY FIVE THOUSAND AND NO/100 Dollars \$ 85,000.00, in hand paid, bargains, sells, and conveys to MERLENE T. BULLER, a single woman the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated legal: Ptn NW ¼; & The NE ¼, SW ¼, All in 31-36-11 E W.M.

Tax Parcel Number(s): 361131-2-001-0003, P51943, 361131-3-001-0001, P51944

For Full Legal See Attached Exhibit "A"

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. 01-170517-OE.

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: February 14, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019534
FEB 19 2019

Amount Paid \$ 1,518.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Melisa J. French, Personal Representative of Frances
S. French, deceased, under Skagit County Superior
Court Probate Cause No. 16-4-00172-6

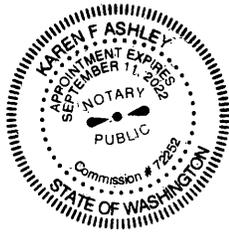
Melisa J. French
By: Melisa French, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Melisa J. French signed
this instrument, on oath stated that he / she / they are authorized to execute the
instrument and acknowledged it as the Personal Representative of The Estate of
Frances S. French, deceased, under Skagit County Superior Court Probate
Cause No. 16-4-00172-6 to be the free and voluntary act of such party for the uses
and purposes mentioned in this instrument.

Dated: February 19th 2019

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



Escrow No.: 01-170517-OE

EXHIBIT "A"

LEGAL DESCRIPTION

AS TO AN UNDIVIDED $\frac{1}{4}$ INTEREST IN THE FOLLOWING DESCRIBED PROPERTY
PARCEL "A": (P51943 and P51944)

The West 60 rods of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the West 60 rods of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 11, East W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B": (created by AF# 201505050067)

A non-exclusive easement for ingress, egress and the construction, installation, repair and maintenance of all utilities over, under, across and through that portion of the following described property known as Honeysuckle Lane, as shown upon the face of the following named short plat, and over, under, across and through the North 20 feet of that portion of the following described property lying Westerly of the Westerly line of said Honeysuckle Lane, said tract being more particularly described as follows:

Tract 1 of Short Plat No. 34-85, approved December 23, 1985 and recorded December 31, 1986, in Volume 7 of Short Plats, page 156, records of Skagit County, Washington, under Auditor's File No. 8612310090, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.