

AFTER RECORDING MAIL TO:

APEX WESTSIDE, INC.
18560 - 40 Ave.
Surrey, BC V3Z1A-8000



201906030089

06/03/2019 11:32 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.: 01-167481-OE ✓

Land Title

BARGAIN AND SALE DEED

THE GRANTOR RITA HOCKING-KOMBOL, Personal Representative of the Estate of John N. Hocking, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 18-4-0073-29, as trustee for and in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100 Dollars \$ 275,000.00, in hand paid, bargains, sells, and conveys to APEX WESTSIDE, INC., a Washington corporation the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated legal: Ptn NE ¼ SE ¼, 17-34-4 E W.M.

For full legal see attached Exhibit "A"

Tax Parcel Number(s): 340417-4-007-0002, P26016, 340417-4-008-0100, P26018

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to those shown of Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-167481-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: May 30, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2106
JUN - 3 2019

Amount Paid \$ 4900⁰⁰
Skagit Co. Treasurer
By *HTB* Deputy

RITA HOCKING-KOMBOL, Personal
Representative of the Estate of John N. Hocking,
deceased, Superior Court of the State of Washington,
Skagit County, Superior Court Probate Cause No. 18-
4-0073-29

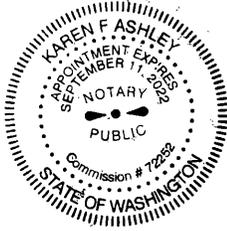
Rita Hocking-Kombol, Personal Representative
By: Rita Hocking-Kombol, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rita Hocking-Kombol
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 John N. Hocking, deceased, Superior Court of the State of Washington,
Skagit County, Superior Court Probate Cause No. 18-4-0073-29 to be the free
and voluntary act of such party for the uses and purposes mentioned in this
instrument.

Dated: May 31st 2019

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"**01-167481-OE**

DESCRIPTION:

PARCEL "A":

The North 330 feet of the South 710 feet of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the East 300 feet thereof, EXCEPT road and ditch right of way, AND EXCEPT that portion lying within the following described tracts:

1. That portion, if any, lying West of a line that is 667.8 feet West of and parallel with the East line of said Northeast ¼ of the Southeast ¼;
2. That portion, if any, lying within the boundaries of that certain tract conveyed to Herman-Czapulski by deed dated and recorded on January 31, 1938, in Volume 165 of Deeds, page 298;
3. That portion, if any, lying within the South 5 acres of the following described tract:

The East 20 acres of the Northeast ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT therefrom County roads, railroad right of way and any part thereof that might lie West of a line 667.8 feet West of and parallel with the East line of said Northeast ¼ of the Southeast ¼.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The South 5 acres of that portion of the East 20 acres of the Northeast ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., lying West of the County road along the East Section line, North of the right of way of Puget Sound & Cascade Railway Company and East of a line parallel with and 667.8 feet West of the East line of said subdivision, EXCEPT the North 100 feet of the East 300 feet thereof, ALSO EXCEPT that portion conveyed to Guinevere M. Roberts by Agreement recorded April 12, 1995, under Auditor's File No. 9504120050.

ALSO EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded May 7, 2001, under Auditor's File No. 200105070036.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.