



201911150056

11/15/2019 10:47 AM Pages: 1 of 12 Fees: \$114.50  
Skagit County Auditor

DOCUMENT TITLE: BARGAIN AND SALE DEED  
GRANTOR: SIERRA PACIFIC LAND & TIMBER COMPANY  
GRANTEE: MOODY, DANNY D.  
LEGAL DESC.: PTN LOT 3 LIVERMORE'S HAMILTON ACREAGE, and  
PTN OF SE 1/4 NE 1/4 SEC. 11, TWP 35 N, R 6 E, W.M.  
TAX PARCEL NOS.: P67621 / 3947-000-003-0106  
P41032 / 350611-2-006-0000

GUARDIAN NORTHWEST TITLE CO.  
ACCOMMODATION RECORDING ONLY

BARGAIN AND SALE DEED

19-3514

The Grantor, SIERRA PACIFIC LAND & TIMBER COMPANY, a California Corporation, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to DANNY D. MOODY, a married man as his separate property, the following described real property situated in the County of Skagit, State of Washington, and more particularly described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE.

*The above described real property will be combined and aggregated with the contiguous real property owned by the Grantee herein. This boundary line adjustment is not for the purpose of creating an additional building lot.*

*This Boundary Line Adjustment has been Reviewed and Approved in Accordance with SCC Chapter 14.18.700 on 11/13, 2019.*

By: *Arac Roede*  
Skagit County Planning and Development Services

Dated this 30<sup>th</sup> day of October, 2019.

SIERRA PACIFIC LAND & TIMBER COMPANY

By: *M. D. Emerson*  
M. D. Emerson, CFO

p. 1 of 3 - Bargain and Sale Deed - Sierra Pacific - Moody

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-4999  
NOV 15 2019

Amount Paid \$ 450.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

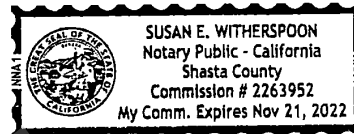
County of Shasta

On October 30, 2019 before me, Susan E. Witherspoon, Notary  
Public (insert name and title of the officer)

personally appeared M.D. Emmerson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Susan E. Witherspoon (Seal)

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL B:

THAT PORTION OF LOT 3 LIVERMORE'S HAMILTON ACREAGE AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY WASHINGTON, AND THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST., W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE #201904050084) ALONG THE EAST-WEST CENTERLINE OF SECTION 11, 1606.92' TO A 5/8" REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE S00°38'09"E, 217.08' TO A 5/8" REBAR/CAP LS 26303; THENCE S26°10'37"E, 216.74' TO THE WEST END OF AN EXISTING EAST-WEST FENCE LINE; THENCE S88°02'58"E ALONG SAID FENCELINE 38' MORE OR LESS TO THE EAST LINE OF THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY.

PARCEL C:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11. TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE # 201904050084) ALONG THE EAST-WEST CENTERLINE OF SECTION 11, 2035.75' TO A 5/8" REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE N00°47'00"E, 97.70' TO A 5/8" REBAR/CAP LS 26303, SAID POINT BEING ON THE SOUTH LINE OF THE SKAGIT COUNTY ROAD RIGHT OF WAY; THENCE S46°45'58"E ALONG SAID RIGHT OF WAY, 144.76' TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 11; THENCE N89°13'00"W ALONG SAID CENTERLINE, 106.81' TO THE POINT OF BEGINNING.

Exhibit A-1  
SIERRA PACIFIC LAND AND TIMBER PARCEL

**Existing Legal Description- Tax Parcel no. 67261**

THE EAST 2.70 ACRES OF LOT 3, LIVERMORE'S HAMILTON ACREAGE AND THE LYMAN LUMBER CO. AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EAST AND NORTH OF LYMAN TIMBER COMPANY'S LOGGING ROAD AND INCLUDING THAT PORTION OF THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY LYING EAST OF THE EAST LINE OF LOTS 3 AND 4 AND WEST OF THE WEST LINE OF LOTS 2, 5 AND 8, LIVERMORE'S HAMILTON ACREAGE.

Exhibit A-2  
SIERRA PACIFIC LAND AND TIMBER PARCEL

**New Legal Description- Tax Parcel no. P67261**

THE EAST 2.70 ACRES OF LOT 3, LIVERMORE'S HAMILTON ACREAGE AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EAST AND NORTH OF LYMAN TIMBER COMPANY'S LOGGING ROAD AND INCLUDING THAT PORTION OF THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY LYING EAST OF THE EAST LINE OF LOTS 3 AND 4 AND WEST OF THE WEST LINE OF LOTS 2, 5 AND 8, LIVERMORE'S HAMILTON ACREAGE; EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST., W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE # 201904050084) ALONG THE EAST WEST CENTERLINE OF SECTION 11, 1606.92' TO A  $\frac{5}{8}$ " REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE S00°38'09"E, 217.08' TO A  $\frac{5}{8}$ " REBAR/CAP LS 26303; THENCE 26°10'37"E, 216.74' TO THE WEST END OF AN EXISTING EAST-WEST FENCE LINE; THENCE S88°02'58"E ALONG SAID FENCELINE 38' MORE OR LESS TO THE EAST LINE OF THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY.

Exhibit A-3  
SIERRA PACIFIC LAND AND TIMBER PARCEL

**Existing Legal Description- Tax Parcel no. P41032**

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THAT PORTION  
CONVEYED TO SKAGIT COUNTY BY INSTRUMENT RECORDED UNDER  
AUDITOR'S FILE NO. 616779, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit A-4  
SIERRA PACIFIC LAND AND TIMBER PARCEL

**New Legal Description- Tax Parcel no. P41032**

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 616779, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST., W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE # 201904050084) ALONG THE EAST WEST CENTERLINE OF SECTION 11, 2035.75' TO A 5/8" REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE N00°47'00"E, 97.70' TO A 5/8" REBAR/CAP LS 26303, SAID POINT BEING ON THE SOUTH LINE OF THE SKAGIT COUNTY ROAD RIGHT OF WAY; THENCE S46°45'58"E ALONG SAID RIGHT OF WAY, 144.76' TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 11; THENCE N89°13'00"W ALONG SAID CENTERLINE, 106.81' TO THE POINT OF BEGINNING.

Exhibit B-1  
DANNY MOODY PARCEL

**Existing Legal Description- Tax Parcel no. P67258**

LOT 2, LIVERMORE'S HAMILTON ACREAGE AS PER PLAT RECORDED IN  
VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY WASHINGTON.



Exhibit B-2  
DANNY MOODY PARCEL

**New Legal Description- Tax Parcel no. P67258**

PARCEL A:

LOT 2, LIVERMORE'S HAMILTON ACREAGE AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY WASHINGTON.

PARCEL B:

THAT PORTION OF LOT 3 LIVERMORE'S HAMILTON ACREAGE AND THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST., W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE # 201904050084) ALONG THE EAST WEST CENTERLINE OF SECTION 11, 1606.92' TO A 5/8" REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE S00°38'09"E, 217.08' TO A 5/8" REBAR/CAP LS 26303; THENCE 26°10'37"E, 216.74' TO THE WEST END OF AN EXISTING EAST-WEST FENCE LINE; THENCE S88°02'58"E ALONG SAID FENCELINE 38' MORE OR LESS TO THE EAST LINE OF THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY.

PARCEL C:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST., W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE # 201904050084) ALONG THE EAST WEST CENTERLINE OF SECTION 11, 2035.75' TO A 5/8" REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE N00°47'00"E, 97.70' TO A 5/8" REBAR/CAP LS 26303, SAID POINT BEING ON THE SOUTH LINE OF THE SKAGIT COUNTY ROAD RIGHT OF WAY; THENCE S46°45'58"E ALONG SAID RIGHT OF WAY, 144.76' TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 11; THENCE N89°13'00"W ALONG SAID CENTERLINE, 106.81' TO THE POINT OF BEGINNING.

## EXHIBIT C

**CONVEYANCE FROM SIERRA PACIFIC LAND AND TIMBER TO DANNY MOODY**

## PARCEL A:

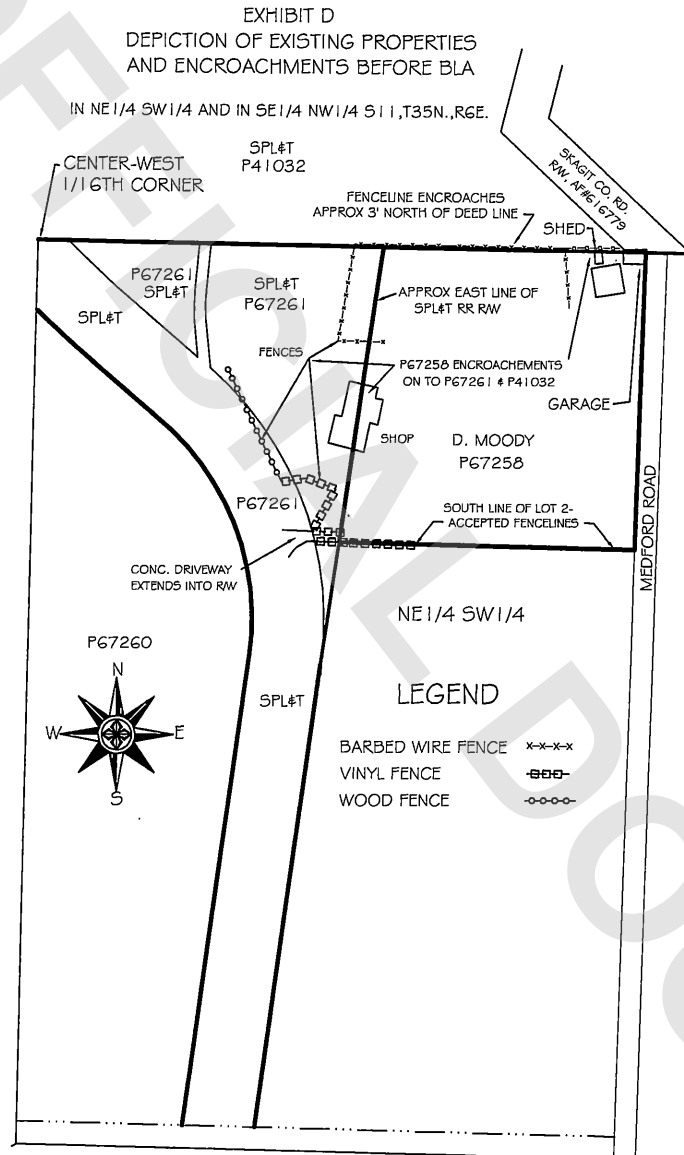
THAT PORTION OF SAID LOT 3 LIVERMORE'S HAMILTON ACREAGE AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST., W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE # 201904050084) ALONG THE EAST WEST CENTERLINE OF SECTION 11, 1606.92' TO A 5/8" REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE S00°38'09"E, 217.08' TO A 5/8" REBAR/CAP LS 26303; THENCE 26°10'37"E, 216.74' TO THE WEST END OF AN EXISTING EAST-WEST FENCE LINE; THENCE S88°02'58"E ALONG SAID FENCELINE 38' MORE OR LESS TO THE EAST LINE OF THE LYMAN LUMBER CO. RAILROAD RIGHT OF WAY.

## PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST., W.M.; THENCE S89°13'00"E, (AS PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE # 201904050084) ALONG THE EAST WEST CENTERLINE OF SECTION 11, 2035.75' TO A 5/8" REBAR/CAP LS 26303 AND THE TRUE POINT OF BEGINNING; THENCE N00°47'00"E, 97.70' TO A 5/8" REBAR/CAP LS 26303, SAID POINT BEING ON THE SOUTH LINE OF THE SKAGIT COUNTY ROAD RIGHT OF WAY; THENCE S46°45'58"E ALONG SAID RIGHT OF WAY, 144.76' TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 11; THENCE N89°13'00"W ALONG SAID CENTERLINE, 106.81' TO THE POINT OF BEGINNING.



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

EXHIBIT E  
DEPICTION OF PROPERTIES  
AND ENCROACHMENTS AFTER BLA

IN NE 1/4 SW1/4 AND IN SE1/4 NW1/4 S11, T35N., R6E.

