



202001240140

01/24/2020 03:48 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

AFTER RECORDING MAIL TO:

Billy Colburn  
3421 - 35th Avenue S  
Seattle, WA 98144

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-163481-OE

LAND TITLE OF SKAGIT COUNTY

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 24 2020

Amount Paid \$ 189.24  
By *ML* Skagit Co. Treasurer Deputy

**BARGAIN AND SALE DEED**

THE GRANTOR STEVE CUTHBERT, as Administrator of the ESTATE OF JACK A. CUTHBERT, deceased, Superior Court of Washington, King County, No. 12-4-00301-4 SEA or and in consideration of FIFTEEN THOUSAND AND NO/100 Dollars \$15,000.00, in hand paid, bargains, sells, and conveys to BILLY COLBURN, an unmarried person the following described estate, situated in the County of Skagit, State of Washington:

P45120, P45142, P114028

Those portions of Government Lot 2, Section 12, Township 35 North, Range 10 East, W.M., described as follows:

- 1.) Beginning at a point on the State Highway 311 feet West of Backus Road; thence a distance of 225 feet 17° West of North and a variation of 23°; thence East 153 feet; thence South 225 feet; thence West to the point of beginning.
- 2.) Beginning at a point on the North margin of the State Highway 351 feet Westerly from the Backus Ranger Station Road; thence running at right angles to the said State Highway, in a Northerly direction, 225 feet; thence Easterly parallel to said State Highway 40 feet to the East line of a tract conveyed to Alice Washington Cuthbert by deed recorded in Volume 184 of Deeds, page 382; thence Southerly along said East line to the State Highway; thence Westerly along said State Highway 40 feet to the point of beginning.
- 3.) That portion of Government Lot 2 lying East of the East line of a tract conveyed to Bernard P. Willi by deed dated August 18, 1966 and recorded under Auditor's File No. 687054, and lying West of the West line of a tract conveyed to Alice Cuthbert by deed dated September 10, 1943, and recorded under Auditor's File No. 366940, and lying South of the South line of a tract conveyed to Charles S. Wortendyke by deed dated August 31, 1963 and recorded under Auditor's File No. 641252, and lying North of State Highway, EXCEPT any portion thereof lying Northerly of a line parallel to and 200 feet Northerly as measured at right angles to the

North line of said State Highway.

- 4.) That portion of the West ½ of Government Lot 2, lying South of State Highway, EXCEPT any portion lying within the East 371 feet of said Lot 2.

EXCEPT from all of the above described premises, any portion lying within a tract conveyed to Charles S. Wortendyke, by deed recorded September 25, 1963, under Auditor's File No. 641252, AND EXCEPT from said premises any portion thereof lying within the boundaries of that certain tract conveyed to Bernard P. Willi et ux, by deed dated November 28, 1969, recorded December 23, 1969, under Auditor's File No. 734308.

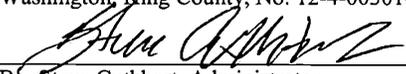
Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 351012-0-019-0010, P45120, 351012-3-040-0100, P114028, 351012-0-040-0005, P45142

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: January 10, 2020**

Steve Cuthbert, as Administrator of the Estate of Jack  
A. Cuthbert, deceased, Superior Court of  
Washington, King County, No. 12-4-00301-4 SEA

  
By: Steve Cuthbert, Administrator

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steve Cuthbert is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument as Administrator of The Estate of Jack A. Cuthbert, deceased, Superior Court of Washington, King County, No. 12-4-00301-4 SEA to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 22, 2020



Shelley Miner  
Notary Public in and for the State of Washington  
Residing Mount Vernon  
My appointment expires: 5/15/23

