

AFTER RECORDING MAIL TO:

Laura Kay Schroeder
1500 East College Way Ste A #466
Mount Vernon, WA 98273

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177089-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1253
Apr 07 2020
Amount Paid \$3285.00
Skagit County Treasurer
By Marissa Guerrero Deputy

BARGAIN AND SALE DEED

THE GRANTOR Darcy Owings Martin & Richard B. Hastings, as Co-Personal Representatives of the Estate of Richard Hastings, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 19-4-00293-29 for and in consideration of **TWO HUNDRED FIVE THOUSAND AND NO/100 Dollars \$ 205,000.00**, in hand paid, bargains, sells, and conveys to **LAURA KAY SCHROEDER, an unmarried person** the following described estate, situated in the County of **Skagit, State of Washington:**

Abbreviated legal: Unit 107, Deer Runn Condo.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **4368-000-107-0000, P80514**

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. 01-177089-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: **April 6, 2020**

Darcy Owings Martin and Richard B. Hastings,
as Co-Personal Representatives of the Estate of
Richard Hastings, deceased, per Skagit County
Superior Court Cause No. 19-4-00293-29

Richard B. Hastings
By: Richard B. Hastings, Personal
Representative

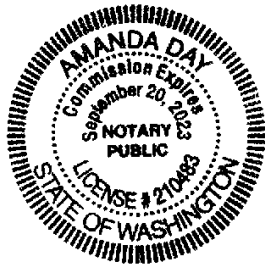
By: Darcy Owings Martin, Personal
Representative

STATE OF Washington)
COUNTY Spokane) SS:
OF _____

I certify that I know or have satisfactory evidence that **Richard B. Hastings**
signed this instrument, on oath stated that **he / she / they** are authorized to
execute the instrument and acknowledged it as the **Co-Personal**
Representative of **The Estate of Richard Hastings, deceased, Superior**
Court of the State of Washington, Skagit County, Probate Cause No. 19-
4-00293-29 to be the free and voluntary act of such party for the uses and
purposes mentioned in this instrument.


Dated: 4-6-2020

Amanda Day
Notary Public in and for the State of Washington
Residing at The UPS Store 3832
My appointment exp 9-28-23



Darcy Owings Martin and Richard B. Hastings,
as Co-Personal Representatives of the Estate of
Richard Hastings, deceased, per Skagit County
Superior Court Cause No. 19-4-00293-29

By: Richard B. Hastings, Personal
Representative


By: Darcy Owings Martin, Personal
Representative

STATE OF Washington }
COUNTY _____ } SS:
OF _____

I certify that I know or have satisfactory evidence that Richard B. Hastings
signed this instrument, on oath stated that he / she / they are authorized to
execute the instrument and acknowledged it as the Co-Personal
Representative of The Estate of Richard Hastings, deceased, Superior
Court of the State of Washington, Skagit County, Probate Cause No. 19-
4-00293-29 to be the free and voluntary act of such party for the uses and
purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment _____

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

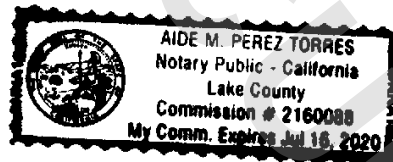
County of Lake

On April 6th 2020 before me, Aide M Perez Torres, Notary Public
(Insert Name of Notary Public and Title)
personally appeared Darcy Owings Martin
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 Aide Perez



(Seal)

Escrow No.: 01-177089-OE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Apartment No. 107, "DEER RUNN CONDOMINIUM", a Condominium intended for residential use according to the Declaration thereof, recorded on December 30, 1977, under Auditor's File No. 871205 and any amendments thereto, shown in the Condominium Plan and Survey Map, delineating said Apartment, recorded in Volume 11 of Plats, pages 97 through 102, inclusive, under Skagit County Auditor's File No. 871205 and as Amended by instrument recorded December 14, 1990, under Auditor's File No. 9012140051.

PARCEL "B":

An easement for vehicular access over and across "Easement Y" and that portion "Easement X", which is an existing gravel driveway; ALSO, TOGETHER WITH a non-exclusive easement for parking, ingress, egress and utilities over, across and under the existing paved portion of said Easement X; said Easements X and Y being more definitely described in Order, entered January 6, 1989 in Skagit County Superior Court Cause No. 86-2-00457-5.

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