

**AFTER RECORDING MAIL TO:**

Edward W. Wesakania, Jecksen M. Wanambisi, Elly M. Wanambisi  
20401 Spring Hill Lane  
Mount Vernon, WA 98274

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-176842-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2263  
Jun 23 2020  
Amount Paid \$5573.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**BARGAIN AND SALE DEED**

**THE GRANTOR Thomas Ray Rodal, Personal Representative of the Estate of Kenneth Harvey Brown, deceased, under Whatcom County Superior Court Probate Cause No. 19-4-00650-37 for and in consideration of THREE HUNDRED FORTY EIGHT THOUSAND AND NO/100 Dollars \$ 348,000.00, in hand paid, bargains, sells, and conveys to EDWARD W. WESAKANIA, a married man, as his separate property; JECKSEN WANAMBISI, an unmarried man; and ELLY WANAMBISI, an unmarried man the following described estate, situated in the County of Skagit, State of Washington:**

**P16655**

**PARCEL "A":**

That portion of the Northwest ¼ of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

The North ½ of the South ½ of the Southwest ¼ of the Northwest ¼ of said Section 16, EXCEPT the West 1,010.00 feet thereof as measured at right angles from the West line of said Northwest ¼.

EXCEPT mineral rights reserved in deed from the State of Washington recorded March 7, 1931, under Auditor's File No. 241629.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, upon and under the East 45 feet of the West 1,010 feet of the South 100 feet of said North ½ of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 16; ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, upon and under the East 30 feet of the West 1,010 feet of said South ½ of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 16; EXCEPT the South 50 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

The East 30 feet of the West 1,040 feet of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 16;

EXCEPT the South 50.00 feet thereof conveyed to Skagit County by deed dated March 25, 1966, and recorded April 11, 1966, under Auditor's File No. 681276; also known as the East 30 feet of Tract "F" of Skagit County Short Plat No. 4-71, dated August 13, 1971, records of Skagit County, Washington.

EXCEPT mineral rights reserved in deed from the State of Washington recorded March 7, 1931, under Auditor's File No. 241629.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, upon and under the East 45 feet of the West 1,010 feet of the South 100 feet of said North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16; ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, upon and under the East 30 feet of the West 1,010 feet of said South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16; EXCEPT the South 50 feet thereof.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement to install, maintain and replace water pipelines over and across the South 15 feet of the West 920 feet of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 16 and over the North 15 feet of the West 756 feet of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 16 and over the North 50 feet of the East 224 feet of the West 980 feet of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 16 and over a 50 foot strip located in the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 16, the centerline of which is described as follows:

Beginning at a point on the South line of said subdivision that is 883 feet East of the Southwest corner thereof;  
thence Northeasterly to the Northeast corner of said subdivision, and the terminal point of said centerline;

ALSO, TOGETHER WITH AND SUBJECT TO a non-exclusive easement to install, maintain and replace water storage tanks on the North 30 feet of the East 30 feet of said North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 16.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 330416-2-003-0200, P16655

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: June 18, 2020

The Estate of Kenneth Harvey Brown

Thomas R. Rodal  
By: Thomas R. Rodal, Personal Representative

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that **Thomas Roy Rodal** 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 Kenneth Harvey Brown** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/22/2020

Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022

