



202103160058

03/16/2021 10:43 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

When recorded return to:

Kurt Treftz and Karen Lynn  
17878 Cobahud Road  
La Conner, WA 98257

File for Record at Request of  
Land Title & Escrow of Skagit & Island County  
Escrow Number: 01-180673-OE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-1092  
MAR 15 2021

Grantor: Linda Clingan and Michael Templeton  
Grantee: Kurt Treftz and Karen Lynn

Amount Paid \$ 300.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**BILL OF SALE**

For valuable consideration, receipt of which is acknowledged

LINDA CLINGAN and MICHAEL TEMPLETON, a married couple on May 22, 1997 the date of acquiring title ("Seller"), hereby sells, assigns, transfers and delivers to KURT TREFTZ and KAREN LYNN, husband and wife ("Buyer"), all of Seller's right, title and interest in and to all items of personal property (the "Personal Property") described herein:

Any and all fixtures to said property including the house and out building(s), if any.

Said personal property is currently located at:

17756 Ray Paul Lane, La Conner, WA 98257

On the following described real property:

See Exhibit A attached hereto and made a part hereof.

Abbreviated Legal: Tracts 24 & 25, Cobahud Waterfront Tracts.

Tax Parcel Number(s): 5103-000-024-0000, P129612, S3402340039

Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyer herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyer irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

Dated: March 12, 2021

Linda Clingan  
Linda Clingan

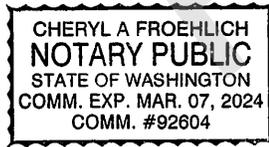
Michael Templeton  
Michael Templeton

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda Clingan and Michael Templeton is the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-12-21

Cheryl A Froehlich  
Printed Name Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at: Paulington  
My appointment expires: 3-24



**EXHIBIT A**

**LEGAL DESCRIPTION:**

A leasehold interest in the following described property:

Tracts 24 and 25 of the unrecorded Plat of "COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON", on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, and more particularly described as follows:

Beginning at the Southeast corner of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M.;

thence North 2°31' West along the East line of said Government Lot 4, a distance of 1,190 feet;

thence South 89°47' West, a distance of 20 feet to a point on the West line of the Pull and Be Damned Road and the true point of beginning, (said point being the Southeast corner of said Tract 24);

thence continue South 89°47' West, a distance of 194.7 feet to the East line of a private road as shown on said unrecorded plat;

thence North 21°27'30" West along the East line of said road, a distance of 107.34 feet to the Northwest corner of said Tract 25;

thence North 89°47' East along the North line of said Tract 25, a distance of 229.5 feet to the West line of the Pull and Be Damned Road;

thence South 2°31' East along the West line of said road, a distance of 100 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.