

After Recording Mail To:
Peter A. Gilbert
Gilbert & Gilbert Lawyers, Inc.
314 Pine St., Ste 211
Mount Vernon, WA 98273

2021-2054
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 07 2021

QUIT CLAIM DEED

Amount Paid \$5,205.00
By Skagit Co. Treasurer
100 Deputy

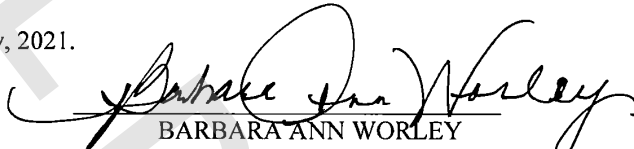
THE GRANTOR, BARBARA ANN WORLEY, an unmarried woman, as to her separate property, for Ten Dollars and other valuable consideration, conveys, and quit claims to PETER A. GILBERT, an unmarried man, as to his separate property, all Grantors' interest and any after acquired right, title, and interest in and to real property, legally described as follows:

- block 12 PG. 12
Lots 6, 7, 8, and 9, Map of the Eastern Addition to Mount Vernon, Skagit County Washington.

Subject to: Easements, restrictions and reservations of record, if any.

Assessor's Tax Parcel No. P52767 / 3718-012-0009-0003

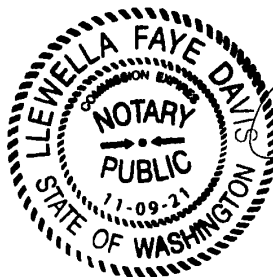
DATED this 7 day of May, 2021.

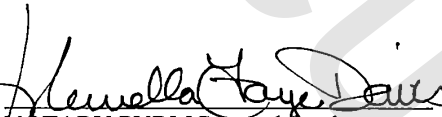

BARBARA ANN WORLEY

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know, or have satisfactory evidence, that BARBARA ANN WORLEY is the person who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of May, 2021.




NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My commission expires: 11-09-21

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS AGREEMENT is made and entered into by PETER A. GILBERT, an unmarried man as to his separate property, hereinafter "Purchaser", and BARBARA ANN WORLEY, an unmarried woman as to her separate property "Seller", to memorialize the terms of their understanding with regard to the purchase and sale of Seller's interest in that certain real property located Skagit County, Washington, more particularly described as:

Lots 6, 7, 8, and 9, Map of the Eastern Addition to Mount Vernon, Skagit County Washington.

SUBJECT TO: Easements, restrictions and reservations of record, if any.

Assessor's Parcel No. P52767 / 3718-012-009-0003

Commonly known as 416 South 9th Street, Mount Vernon, WA 98273

WITNESS:

1. Purchase Price. Purchaser has agreed to pay, and Seller has agreed to accept a total purchase price of Three hundred twenty-five thousand dollars and no cents (\$325,000.00) dollars, which Purchaser agrees to pay in cash at closing.

2. Possession. Purchaser shall be entitled to possession on closing.

3. Representations. Purchaser's decision to buy is not based upon any statements of fact or representations not embodied in the Agreement. Purchaser accepts the property in its present condition and acknowledges that Seller has not and will not be required to provide Purchaser with a Real Property Transfer Statement, pursuant to Chapter 64.06 RCW.

4. Agency. No real estate broker has procured this transaction, and neither party has agreed to pay any commission or other compensation. Seller acknowledges that she has not in any way relied upon the office of Gilbert & Gilbert Lawyers, Inc. P.S. for legal advice in connection with this transaction.

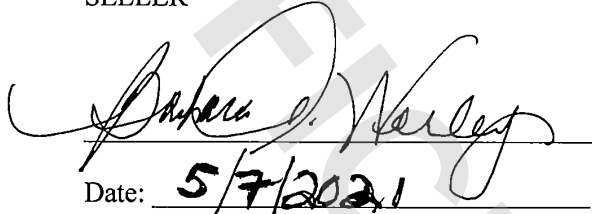
5. Counterparts. Each party has received a signed copy of the foregoing Real Estate Purchase and Sale Agreement and by their signature accepts this Agreement and its terms and conditions governing the purchase and sale. If more than one document has been signed by both parties, it shall be considered as part of and may be interpreted as one in the same document.

6. Conveyance. Title shall be conveyed to Purchaser by Quit Claim Deed, free of encumbrances, except those identified in this Purchase and Sale Agreement or accepted by Purchaser after disclosure.

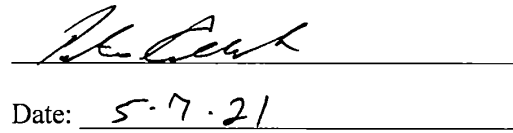
7. Default. In the event that either party sues to enforce their rights or responsibilities under this Agreement, the prevailing party shall be entitled to costs and reasonable attorney's fees incurred. The venue of any suit shall be laid in Skagit County, Washington.

8. Integration. This written Agreement constitutes the whole agreement of the parties and supersedes any oral understanding between them. Any amendment or modification of this Agreement shall be in writing and signed by the party to be bound.

SELLER


Date: 5/7/2021

PURCHASER


Date: 5.7.21