

When recorded return to:
GREG BACHMEIER
P.O. BOX 881
SEDRO-WOOLLEY, WA 98284

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow No.: W-180916

**PERSONAL REPRESENTATIVE DEED
(Bargain and Sale Deed – RCW 64.04.040)**

Grantor: CHRISTINE M. THOMPSON, Personal Representative of THE ESTATE OF DOLORES M. SNELSON, deceased, Superior Court of the state of Washington, Skagit County, Probate Cause No. 21-4-00316-29
Grantee: GREG BACHMEIER and STEPHANIE BACHMEIER, husband and wife, as tenants in common as to an undivided one-half interest and CHARLANN BACHMEIER, a single woman, as tenant in common as to an undivided one-half interest

THE GRANTOR(S) CHRISTINE M. THOMPSON, Personal Representative of THE ESTATE OF DOLORES M. SNELSON, deceased, Superior Court of the state of Washington, Skagit County, Probate Cause No. 21-4-00316-29, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to GREG BACHMEIER and STEPHANIE BACHMEIER, husband and wife, as tenants in common as to an undivided one-half interest and CHARLANN BACHMEIER, a single woman, as tenant in common as to an undivided one-half interest the following described estate, situated in the County of WHATCOM, State of Washington:

Abbreviated Legal: PTN E 1/4 NE 1/4, 14-35-4 E.W.M.

For Full Legal Description and Exceptions, See Attached Exhibit "A"

Tax Parcel Number(s): PID 350414-0-025-0000/P36563, PID 350414-1-001-0105/P36567

Dated: 09/15/2021

Christine M Thompson
CHRISTINE M. THOMPSON, Personal Representative of THE ESTATE OF DOLORES M. SNELSON, deceased

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4420
Sep 24 2021
Amount Paid \$19575.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that CHRISTINE THOMPSON is/are the person(s) who appeared before me, and said person(s) acknowledge that SHE signed this instrument, on oath stated SHE is/are authorized to execute the instrument and acknowledge that as the PERSONAL REPRESENTATIVE of THE ESTATE OF DOLORES M. SNELSON to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/23/2021
Crystal DeGon
CRYSTAL DEGON
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 4/09/2024

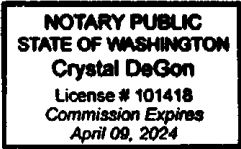


EXHIBIT "A"

PARCEL A:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, 40 feet North of the North marginal line of the Northern Pacific Railway Company right-of-way;
thence North along said West line a distance of 979.71 feet;
thence East parallel with the South line of the Bassett Road, 20 feet, more or less, to the East line of the Garden of Eden Road and the true point of beginning;
thence continue East parallel with the South line of said Bassett Road, 627.25 feet to the East line of said Section 14;
thence Northerly parallel with the East line of said Garden of Eden Road, 201.70 feet, more or less, to the Southeast corner of a tract conveyed to William M. Snelson, under Auditor's File No. 704292, records of Skagit County, Washington;
thence West parallel with the South line of said Bassett Road to the East line of said Garden of Eden Road;
thence South along the East line of said Garden of Eden Road, 201.07 feet, more or less, to the true point of beginning;
EXCEPT the East 30 feet thereof.

PARCEL B:

That portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:
Beginning at a point on the West line of said East 1/2 of the East 1/2 of the Northeast 1/4, 40 feet North to the North marginal line of the Northern Pacific Railway Company right-of-way;
thence North a distance of 1,180.86 feet;
thence East parallel with the South line of the Bassett Road to the East line of the Garden of Eden Road and the true point of beginning of this description;
thence Easterly parallel with the South line of the Bassett Road a distance of 595.31 feet, more or less, to a point 30 feet West of the East line of said Section 14;
thence Northerly parallel with the Garden of Eden Road a distance of 201.70 feet;
thence Westerly parallel with the South line of the Bassett Road a distance of 593.37 feet, more or less, to the East line of the Garden of Eden Road;
thence Southerly along said Garden of Eden Road a distance of 201.15 feet more or less, to the point of beginning.

PARCEL C:

That portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:
Beginning at a point on the West line of said East 1/2 of the East 1/2 of the Northeast 1/4, 40 feet North to the North marginal line of the Northern Pacific Railway Company right-of-way;
thence North a distance of 1,382.01 feet;
thence East parallel with the South line of Bassett Road to the East line of the Garden of Eden Road and the true point of beginning of this description;
thence Easterly parallel with the South line of Bassett Road a distance of 623.37 feet to the East line of said Section 14;
thence Northerly along said East line of Section 14 a distance of 403.40 feet to a point 201.70 feet South of the South line of Bassett Road;
thence West 619.49 feet to a point on the East line of the Garden of Eden Road, 201.15 feet South of the South line of Bassett Road;
thence Southerly along said East line of the Garden of Eden Road a distance of 402.30 feet to the true point of beginning;
EXCEPT the East 30 feet thereof;
ALSO EXCEPT the North one-half thereof. ALL situated in Skagit County, Washington.

SUBJECT TO:

1. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF:

From: Puget Mill Company, a California corporation
Recorded: August 10, 1920
Auditor's No.: 143961, records of Skagit County, WA
As follows:

The first party hereby reserves unto itself and unto its successors and assigns, its right to all oils, gases, coal, minerals, metals, and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oil, gases, coal, minerals, and fossils of every name and nature, and to take, mine, and remove the same, provided, however, said party of the second part, his heirs and assigns, shall be reasonable compensated for all damage done to the surface and soil of said land and the improvements thereto.

2. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof as recorded September 7, 2021 under Auditor's File No. 200109070047.
3. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof as recorded July 23, 2003 under Auditor's File No. 200307230121.
4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Dolores Mary Snelson, as Trustee of the Credit Trust under The Snelson Family Revocable Living Trust dated May 6, 1994; Kenneth R. Williams and Nancy K. Williams, husband and wife
Purpose: Reciprocal, perpetual, non-exclusive and mutually beneficial easements for ingress and egress, and the mutual maintenance thereof.
Area Affected: Portion of subject premises and other lands
Dated: July 2, 2020
Recorded: July 9, 2020
Auditor's File No.: 202007090030

5. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on June 9, 2021 under Auditor's File No. 202106090145. Reference is made to said document for full particulars.

...END OF EXHIBIT "A"...