

When recorded return to:Crystal P. Scheer and Benjamin Sidelinger
3805 Upper Samish Road
Sedro Woolley, WA 98284SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222474

Jun 15 2022

Amount Paid \$7365.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051005

CHICAGO TITLE
620051005**BARGAIN AND SALE DEED****THE GRANTOR(S)**

Peni Carr, Personal Representative of the Estate of David W. Bryson

for and in consideration of Four Hundred Sixty Thousand And No/100 Dollars (\$460,000.00) in hand paid, bargains, sells, and conveys to

Benjamin Sidelinger and Crystal P. Scheer, a married couple

the following described estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SE SW, 24-34-4E, W.M.

Tax Parcel Number(s): P49812 / 360424-0-011-0003

Dated: June 9, 2022

Estate of David W. Bryson

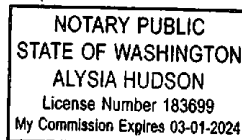
BY: Peni Carr
Peni Carr
Personal RepresentativeState of Washington
County of SkagitThis record was acknowledged before me on June 14, 2022 by Peni Carr as Personal Representative of Estate of David W. Bryson.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49812 / 360424-0-011-0003

The South, 310 feet of the North, 450 feet of the West, 300 feet of the following described tract:

The Southeast 1/4 of the Southwest 1/4, Except the West 5 and 1/2 rods thereof in Section 24, Township 36 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southwest 1/4 of said Section 24, (Southwest Section corner);

thence South 87° 56' 50" East along the South line of said Southwest 1/4 for a distance of 1,641.96 feet, more or less, to the Southerly projection of the Easterly right-of-way margin of Upper Samish Road;

thence North 0° 10' 59" East along said Easterly line for a distance of 870.43 feet, more or less, to the Southwest corner of that certain parcel conveyed to David W. Bryson and Diane Bryson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200103070094 and being the True Point of Beginning;

thence South 87° 56' 11" East along the South line of said Bryson parcel for a distance of 223.45 feet, more or less, to the Southeast corner thereof;

thence North 2° 14' 10" East along the East line of said Bryson parcel for a distance of 310.00 feet, more or less, to the Northeast corner thereof, also being the Southwest corner of that certain parcel conveyed to Cody Corfe by Quit Claim Deed recorded under Skagit County Auditor's File No. 201407290113;

thence South 87° 56' 11" East along the South line of said Corfe parcel parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 35.00 feet;

thence South 0° 36' 05" West for a distance of 350.12 feet;

thence North 87° 56' 11" West for a distance of 267.00 feet, more or less, to said Easterly margin of Upper Samish Road at a point bearing South 0° 10' 59" West from the True Point of Beginning;

thence North 0° 10' 59" East along said Easterly margin for a distance of 40.02 feet, more or less, to the True Point of Beginning.

Also TOGETHER WITH that portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southwest 1/4 of said Section 24, (Southwest Section corner); thence South 87° 56' 50" East along the South line of said Southwest 1/4 for a distance of 1,641.96 feet, more or less, to the Southerly projection of the Easterly right-of-way margin of Upper Samish Road;

thence North 0° 10' 59" East along said Easterly line for a distance of 870.43 feet, more or less, to the Southwest corner of that certain parcel conveyed to David W. Bryson and Diane Bryson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200103070094;

thence South 87° 56' 11" East along the South line of said Bryson parcel for a distance of 223.45 feet, more or less, to the Southeast corner thereof;

thence North 2° 14' 10" East along the East line of said Bryson parcel for a distance of 310.00 feet, more or less, to the Northeast corner thereof, also being the Southwest corner of that certain parcel conveyed to Cody Code by Quit Claim Deed recorded under Skagit County Auditor's File No. 201407290113;

thence South 87° 56' 11" East along the South line of said Code parcel parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 35.00 feet to the True Point of Beginning;

thence North 0° 36' 05" East for a distance of 7.00 feet;

thence North 87° 56' 11" West parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 296.61 feet, more or less, to said East margin of Upper Samish Road;

EXHIBIT "A"
Legal Description
(continued)

thence South 0° 10' 59" West along said East line for a distance of 7.00 feet, more or less, to the Northwest corner of said Bryson parcel recorded under Skagit County Auditor's File No. 200103070094, at a point bearing North 87° 56' 11" West from the True Point of Beginning;

thence South 87° 56' 11" East along said North line, or North line projected, for a distance of 269.56 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit. State of Washington.