

When recorded return to:  
Ryan J. Jepperson and Christina M. Jepperson  
7474 Healy Road  
Sedro Woolley, WA 98284



**201810290139**

~~10/29/2018 01:41 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor~~

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034539

*Re-refered to  
correct exhibit A*

**CHICAGO TITLE CO.**

**620034539**

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

Cindy Maxwell, Personal Representative of the Estate of Harvey G. Danielson

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Ryan J. Jepperson and Christina M. Jepperson, a married couple

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

The North Half of the Northeast Quarter of the Southeast Quarter of Section 9, Township 35 North, Range 6 East, W.M.

EXCEPT County Road right of way.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P40914 / 350609-4-001-0005

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*20184794*

**OCT 29 2018**

Amount Paid \$ *2856.92*

Skagit Co. Treasurer

By *mam* Deputy

Real Estate Excise Tax  
Exempt

Skagit County Treasurer

By Lena Thompson

Affidavit No. 20223862

Date 09/19/2022

**BARGAIN AND SALE DEED**  
(continued)

Dated: October 26, 2018

Estate of Harvey G. Danielson

BY: Cindy Maxwell PR  
Cindy Maxwell  
Personal Representative

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cindy Maxwell is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Personal Representative of the Estate of Harvey G. Danielson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/26/18

Martha Vernier -  
Name: MARTHA VERNIER  
Notary Public in and for the State of WASHINGTON  
Residing at: FERDALE  
My appointment expires: 8/14/2019



**EXHIBIT "A"**  
Exceptions

1. ~~Reservation for Road and Minerals executed by Lyman Timber Company including the terms, covenants and provisions thereof~~ (2)

~~Recording Date: August 2, 1920~~  
~~Recording No.: 225588~~

2. Right to the waters of Manser Creek as disclosed by State Certificate issued May 1, 1959 under Auditor's File No. 579867 including the terms, covenants and provisions thereof

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 10, 1988  
Recording No.: 8805100054  
Matters shown: fence lines

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 17, 2000  
Recording No.: 200003170101  
Matters shown: road

5. Certificate of Non-Compliance including the terms, covenants and provisions thereof

Recording Date: June 15, 2016  
Recording No.: 201608150075

6. City, county or local improvement district assessments, if any.