



20221030079

11/03/2022 03:38 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 4427

OCT 31 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Deputy  
UT

After Recording Mail To:  
Andrew C. Schuh  
1204 Cleveland Avenue  
Mount Vernon, WA 98273

**BARGAIN AND SALE DEED**

THE GRANTOR, Hazel M. Sittner, in consideration of \$10.00, in hand paid, bargains, sells, and conveys to Hazel Marie Sittner, as Trustee of the Hazel Marie Sittner Revocable Trust dated October 6, 2022, the following described real estate situated in Skagit County, State of Washington:

Legal Description:

Lot 3 5/p 95-019 NE NE 26-33.4  
See Exhibit A attached hereto and made a part hereof.

Assessor's Tax ID and Parcel Number(s): 330426-1-001-0200 / P109199

The Grantor for herself and for her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

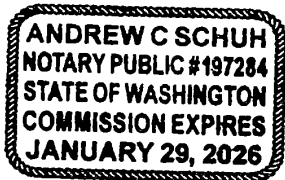
Dated: October 6, 2022.

Hazel M. Sittner  
Hazel M. Sittner

State of Washington )  
County of Skagit ) ss

I certify that I know or have satisfactory evidence that Hazel M. Sittner, is the person who appeared before me, acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

DATED: October 6, 2022



ACS  
Andrew C. Schuh, Notary Public  
My commission expires: 1-29-26

## EXHIBIT A

4.5000 ACRES OF 10.5000 ACRE LOT) LOCATED IN LOT 3 OF SHORT PLAT#95-019 AF#9608220061 LOCATED IN NE1/4 NE1/4, SECTION 26, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION OF LOT 3 DEFINED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 3; THENCE SOUTH 00-39-16 EAST, ALONG THE WEST LINE OF SAID LOT 3, TO AN INTERSECTION WITH AN EXISTING FENCE AS SHOWN ON THE FACE OF SAID SHORT PLAT; THENCE SOUTHEASTERLY ALONG SAID EXISTING FENCE TO ITS INTERSECTION WITH THE WEST LINE OF LOT 4 OF SAID SHORT PLAT; THENCE NORTH 01-14-02 WEST, ALONG THE WEST LINE OF LOT 4 TO THE NW CORNER THEREOF; THENCE NORTH 88-45-58 EAST, 466.69 FEET TO THE NE CORNER OF SAID LOT 4; THENCE SOUTH 01-14-02 EAST, 442.52 FEET TO THE SE CORNER OF SAID LOT 4; THENCE NORTH 88-45-58 EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4, TO THE EAST LINE OF SAID LOT 3; THENCE NORTH 00-40-05 WEST ALONG THE EAST LINE OF SAID LOT 3 TO THE NE CORNER THEREOF; THENCE SOUTH 87-02-04 WEST, ALONG THE NORTH LINE IF SAID LOT 3, 1303.96 FEET TO THE POINT OF BEGINNING. ALSO, EXCEPT THE FOLLOWING DESCRIBED PORTION OF LOT 3. BEGINNING AT THE MOST NORTHERLY SE CORNER OF LOT 4 OF SAID SHORT PLAT#95-019; THENCE SOUTH 88-45-58 WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 197.10 FEET; THENCE SOUTH 17-34-29 WEST, 427.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 17-34-29 WEST, 124.80 TO THE NORTH MARGIN OF STATE HIGHWAY #534; THENCE NORTH 46-43-45 WEST ALONG SAID NORTH MARGIN, 61.97 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NW WHOSE RADIUS POINT BEARS NORTH 43-16-15 EAST, 25 FEET THROUGH A CENTRAL ANGLE OF 115-41-46 AN ARC LENGTH OF 50.48 FEET; THENCE NORTH 17-34-29 EAST, 115.68 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NE WHOSE RADIUS POINT BEARS SOUTH 72-25-31 EAST, 50 FEET THROUGH A CENTRAL ANGLE OF 47-59-28 AN ARC LENGTH OF 41.88 FEET; THENCE SOUTH 30-25-00 EAST, 4.68 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF LOT 3, SHORT PLAT NO. 95-019, APPROVED AUGUST 2, 1996, RECORDED AUGUST 2, 1996, IN BOOK 12 OF SHORT PLATS, PAGES 134 AND 135, AS AUDITOR'S FILE NO. 9608220061, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26 AND OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00-39-36 EAST, ALONG THE WEST LINE OF SAID LOT 3, TO AN INTERSECTION WITH AN EXISTING FENCE AS SHOWN ON THE FACE OF SAID SHORT PLAT AND THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG SAID EXISTING FENCE, TO ITS INTERSECTION WITH THE WEST LINE OF LOT 4 OF SAID SHORT PLAT; THENCE SOUTH 01-14-02 EAST, ALONG THE WEST LINE OF SAID LOT 4, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88-45-58 EAST, ALONG A SOUTH LINE OF SAID LOT 4, A DISTANCE OF 248.46 FEET TO A CORNER OF SAID LOT 4; THENCE SOUTH 17-34-29 WEST, ALONG A WESTERLY LINE OF SAID LOT 4 AND THE SOUTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 496.25 FEET TO A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS NORTH 43-16-15 WEST A DISTANCE OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 115-41-46 AN ARC LENGTH OF 50.48 FEET TO THE NORTH MARGIN OF STATE HIGHWAY NO. 534; THENCE NORTHWESTERLY, ALONG SAID NORTH MARGIN, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00-39-36 WEST, ALONG THE WEST LINE OF SAID LOT 3, TO THE TRUE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE MOST NORTHERLY SOUTHEAST

CORNER OF SAID LOT 4; THENCE SOUTH 88-45-58 WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 197.10 FEET TO A CORNER OF SAID LOT 4; THENCE SOUTH 17-34-29 WEST, ALONG AN EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 387.38 FEET TO A POINT HEREINAFTER CALLED 'POINT A'; THENCE CONTINUING SOUTH 17-34-29 WEST TO THE NORTH MARGIN OF STATE HIGHWAY NO. 534, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 17-34-29 EAST TO THE AFOREDESCRIBED POINT A; THENCE SOUTHWESTERLY ON SAID LINE OF LOT 4, ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 47-59-28 AN ARC DISTANCE OF 25.13 FEET; THENCE SOUTH 30-25-00 EAST, ALONG SAID LINE OF LOT 4, A DISTANCE OF 168.13 FEET; THENCE SOUTH 69-57-49 WEST, ALONG SAID LINE OF LOT 4, A DISTANCE OF 20.34 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS POINT OF SOUTH 59-35 WEST; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 62-54-24 AN ARC LENGTH OF 32.94 FEET; THENCE SOUTH 42-52-13 WEST A DISTANCE OF 10.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 90-24-02 AN ARC LENGTH OF 47.33 FEET TO THE NORTH MARGIN OF STATE HIGHWAY NO. 534; THENCE NORTH 46-43-45 WEST ALONG SAID NORTH MARGIN TO THE TRUE POINT OF BEGINNING. EXCEPT P133767 CU OS #8-2017 AF#201707210072 CONTAINING 6.00 ACRES.