

When recorded return to:
Scarsella Bros, Inc *Robert*
PO Box 98721
Des Moines, WA 98198

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236707
May 31 2023
Amount Paid \$805.00
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

209019-LT

THE GRANTOR(S) Guardianship Services of Seattle, a Washington Corporation, as the Personal Representative for the Estate of Kenneth Cook, deceased, for good and valuable consideration in hand paid, bargains, sells, and conveys to ~~Scarsella Bros, Inc, a Washington Corporation~~ the following described real estate, situated in the County of King, State of Washington:

Shot legal: ptn SE SE, 31-33-10 **Robert P. Scarsella & Laurie L. Scarsella,*
Legal: see Attachment A *a married couple*

Subject to Easements, Restrictions and Reservations of Record as shown on Attachment B, attached hereto and incorporated herein by reference.

Assessor's Tax Parcel Number(s): 331031-0-007-0005/P18810

Guardianship Services of Seattle as the Personal Representative for the Estate of Kenneth Cook

William G. Rodriguez
By: William G. Rodriguez, Manager

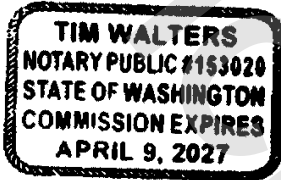
STATE OF WASHINGTON)
) ss.
County of King)

I certify that I know or have satisfactory evidence that William G. Rodriguez is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument, and acknowledged it as the Manager of Guardianship Services of Seattle, a Washington Corporation, as the Personal Representative for the Estate of Kenneth Cook, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 24 of may, 2023.

[Handwritten Signature]

(Notary Signature)
Notary Public in and for the State of Washington
residing at Seattle
My appointment expires: April 9, 2027



Escrow No.: 23-177-BA

ATTACHMENT "A"

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of the Southeast 1/4;
thence North along the West line of said subdivision 1,320 feet, more or less, to the Northwest corner of said subdivision;
thence East along the North line of said subdivision 1,040 feet, more or less, to the Northwesterly line of State Route 530 right of way;
thence Southwesterly along said Northwesterly line 1,485 feet, more or less, to the South line of said subdivision;
thence West along said South line 120 feet, more or less, to the point of beginning.

EXCEPT that portion described as follows:

Beginning at the intersection of the centerlines of the Fortner County Road and the State Route 530 right of way;
thence Northeasterly along the centerline of said State Route 530 for 429.19 feet;
thence Westerly parallel to the North line of said Southeast 1/4 of the Southeast 1/4 for 269.25 feet;
thence Southwesterly parallel to the State Route 530 for 429.19 feet, more or less, to the centerline of said road;
thence Easterly to the point of beginning.

ALSO EXCEPT the following:

All that portion of the Southeast quarter of the Southeast quarter of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 31, Township 33 North, Range 10 East, W.M.;
thence North 480 feet;
thence East 600 feet (more or less) to County Road;
thence 600 feet (more or less) in a Southwesterly direction along the West side of County Road to the South line of said Section 31;
thence West along said South line 220 feet to the point of beginning;

ALSO EXCEPT Fortner Road and Sauk Valley Road.

Situate in County of Skagit, State of Washington.

Escrow No.: 23-178-BA

ATTACHMENT "B"

1. Reservation contained in Deed from Puget Mill Co., a corporation substantially as follows:

Right to all oils, gases, minerals, etc. which may be in or upon said land, with the right of entry thereon to prospect, explore and remove the same, provided reasonable compensation shall be made therefore.

SUBJECT TO reservation of minerals, etc., and easements, rights of way or privileges as more fully set forth in deed from Puget Mill Company, a California corporation, recorded February 2, 1917, under Auditor's File No. 117333, (Volume 105 of Deeds, pages 623-625), records of Skagit County Auditor.

2. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 18, 2020

Auditor's File No.: 202003180059