



202308230042

08/23/2023 12:43 PM Pages: 1 of 9 Fees: \$211.50  
Skagit County Auditor

When recorded return to:

Clark Investment Properties, LLC  
5571 Fruitdale Road  
Sedro-Woolley, WA 98284SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7785

AUG 23 2023

Amount Paid \$ 3445.00  
Skagit Co. Treasurer  
By Deputy

VS

## BARGAIN AND SALE DEED

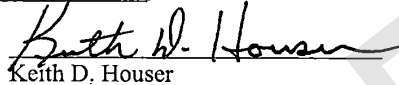
KAREN G. HOUSER MAUDEN

THE GRANTOR(S) Marilyn R. Houser, an unmarried person, ~~Karen G. Mauden~~, an unmarried person, Gail A. Houser, an unmarried person, Mark R. Houser, a married person, and Keith D. Houser, a married person, each as their separate property for and in consideration of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00) DOLLARS in hand paid, bargains, sells, and conveys to Clark Investment Properties, LLC, a Washington Limited Liability Company the following described estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


Abbreviated Legal: Ptn NW NE &amp; SW NW, 26-35-04 E W.M.

Tax Parcel Number(s): 350426-1-011-0000/P37704

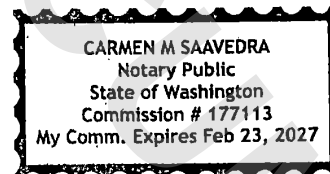
Dated: August 21<sup>st</sup>, 2023
  
Keith D. Houser
STATE OF WashingtonCOUNTY OF YakimaThis record was acknowledged before me on 21<sup>st</sup> day of August, 2023 by Keith D. Houser

STAMP/SEAL

  
Signature

  
Title

My commission expires: 02 23 2027 (date)



Mark R. Houser  
Mark R. Houser

STATE OF COLORADO

COUNTY OF ARCHULETA

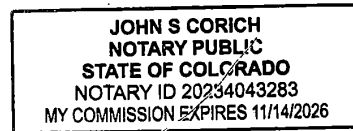
This record was acknowledged before me on 19<sup>th</sup> day of August, 2023 by Mark R. Houser.

[Signature]  
Signature

STAMP/SEAL

NOTARY PUBLIC  
Title

My commission expires: 11/14/2026 (date)



Marilyn R. Houser  
Marilyn R. Houser

Gail A. Houser  
Gail A. Houser

STATE OF WASHINGTON

COUNTY OF King

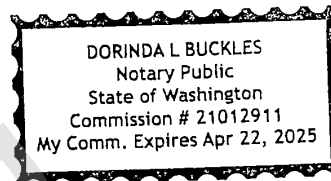
This record was acknowledged before me on 18 day of August, 2023 by Marilyn R. Houser and Gail A. Houser.

Dorinda L Buckles  
Signature

Notary Public  
Title

My commission expires: 4.22.25 (date)

STAMP/SEAL



Karen G. Mauden  
Karen G. Mauden

STATE OF WASHINGTON

COUNTY OF King

This record was acknowledged before me on 19 day of August, 2023 by Karen G. Mauden.

Dorinda L Buckles

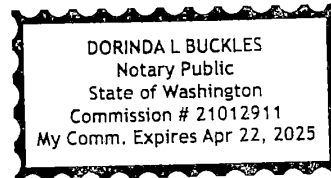
Signature

Notary Public

Title

My commission expires: 4-22-25 (date)

STAMP/SEAL



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 22648 Rhodes Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): 350426-1-011-0000/P37704

**Property Description:**

A portion of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at a point, at the intersection of the centerline of Rhodes Road and the Center Section line, South 0°48'58" West, 1225.80 feet of the North 1/4 corner of said Section 26;  
thence South 82°33'53" East along the centerline of Rhodes Road, 226.60 feet;  
thence South 7°28'53" East, a distance of 20.70 feet, more or less, to a point on the South right-of-way line of Rhodes Road and the TRUE POINT OF BEGINNING;  
thence continuing South 7°28'53" East, 146.70 feet;  
thence South 53°28'53" East, 112.90 feet;  
thence South 50°52'15" West, 200.33 feet;  
thence North 49°37'42" West, 182.49 feet;  
thence North 89°11'02" West, 15.36 feet;  
thence North 0°48'52" East, parallel to the North-South Center Section line, 75.07 feet;  
thence North 45°23'16" East, 44.55 feet;  
thence North 2°33'32" East, 135.44 feet to a point on the South right-of-way line of Rhodes Road;  
thence South 82°33'53" East along said South right-of-way line, 162.50 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

Subject to all encroachments and claims based on use or possession.

**RELEASE**

The undersigned Sellers, hereby release any and all interest they have in the mobile home located at 22648 Rhodes Road, Sedro Woolley, Washington as of August 21, 2023.

Clark Investment Properties, LLC acknowledge that the legal and registered owner of the mobile home is a person unknown to the undersigned Sellers and that the undersigned Sellers do not believe they have any title or interest in the mobile home.

Clark Investment Properties, LLC agrees to take the mobile home and the title thereto in its as-is, where-is condition.

Dated this 21<sup>st</sup> day of August, 2023.

CLARK INVESTMENT PROPERTIES, LLC

By: EDWARD CLARK, Its: Member/Manager

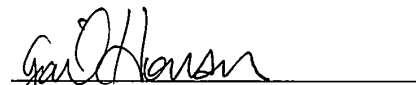
SELLERS:

  
MARILYN HOUSER

\_\_\_\_\_  
KAREN MAUDEN

\_\_\_\_\_  
MARK HOUSER

\_\_\_\_\_  
KEITH HOUSER

  
GAIL HOUSER

ESTATE OF ELVIN RAY HOUSER

\_\_\_\_\_  
MARK HOUSER, as  
Co-personal representative

\_\_\_\_\_  
KEITH HOUSER, as  
Co-personal representative

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KAREN MAUDEN

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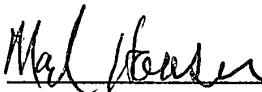
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SELLERS:

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MARILYN HOUSER

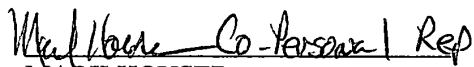
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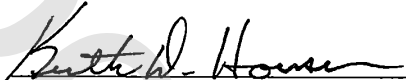
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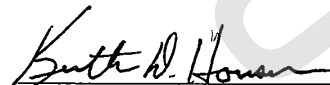
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 *Co-personal Representative*  
\_\_\_\_\_  
KEITH HOUSER, as  
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