

AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC  
300 NORTH COMMERCIAL STREET  
BELLINGHAM, WASHINGTON 98225

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Kaylee Oudman  
Affidavit No. 20239207  
Date 12/29/2023

DOCUMENT TITLE:

**BARGAIN AND SALE DEED**

REFERENCE NUMBER OF  
RELATED DOCUMENT:

GRANTOR(S):

**FLORENCE L. SIMM, Trustee of the Simm  
Family Trust, u/a 8/23/99**

GRANTEE(S):

**FLORENCE L. SIMM, Trustee of Trust B  
under the Simm Family Trust, u/a 8/23/99**

ABBREVIATED LEGAL DESCRIPTION:

**LOT 15, HULL'S WATERFRONT TRACTS,  
AS PER PLAT THEREOF RECORDED IN  
VOLUME 7 OF PLATS, PAGE 33, RECORDS  
OF SKAGIT COUNTY, WASHINGTON.**

**A PORTION OF GOVERNMENT LOT 4,  
SECTION 25, TOWNSHIP 33 NORTH,  
RANGE 4 EAST, W.M., DESCRIBED IN  
EXHIBIT A**

ADDITIONAL LEGAL DESCRIPTION ON:

**PAGE(S) 1 and 2**

ASSESSOR'S TAX PARCEL NUMBER(S):

**P66164; 3929-000-015-0005  
P17219; 330425-0-001-3902**

**BARGAIN AND SALE DEED**

The undersigned Grantor, FLORENCE L. SIMM, Trustee of the Simm Family Trust, under agreement dated August 23, 1999, and as amended, and not in her individual capacity, does grant, bargain, sell, convey and confirm to FLORENCE L. SIMM, Trustee of Trust B under the Simm Family Trust, under agreement dated August 23, 1999, the following-described real estate, situated in Skagit County, Washington:

TRACT 15, "HULL'S WATERFRONT TRACTS", AS PER PLAT RECORDED IN  
VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY,  
WASHINGTON. SUBJECT TO: COVENANTS, CONDITIONS AND

RESTRICTIONS RECORDED OCTOBER 5, 1959 AND FILED FOR RECORD  
UNDER AUDITOR'S FILE NO. 586256.

AND

REAL ESTATE AS DESCRIBED IN EXHIBIT A.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: Easements, dedications, restrictions and reservations of record.

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

DATED this 14<sup>th</sup> day of December, 2023.

Florence L. Simm

FLORENCE L. SIMM, Trustee  
Simm Family Trust, u/a August 23, 1999

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SKAGIT        )

I certify that I know or have satisfactory evidence that FLORENCE L. SIMM 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 Trustee of the Simm Family Trust, under agreement dated August 23, 1999, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: December 14, 2023.



[Signature]  
NOTARY PUBLIC  
Residing at: Bellingham  
My Commission Expires: 7-22-2024

**EXHIBIT A****to Bargain and Sale Deed regarding P17219**

A portion of Government Lot 4, Section 25, T33N, R4E, W.M., described as follows:

Commencing at the center of said Section 25; thence S87d 35'31"E 1419.72 feet along the East-West centerline of said section; thence S02d 24'29"W 1277.64 feet to the Southwest corner of Lot 18, Hull's Waterfront Tracts, as per plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington; thence N87d 35'31"W 32.66 feet parallel with said East-West centerline to the Easterly margin of the former Northern Pacific Railway Company (now Burlington Northern Railroad Company) right-of-way at a point on a curve the center of which is N69d 23'32"E 1382.69 feet from said point; thence Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 6d 36'11", an arc distance of 159.35 feet to the True Point of Beginning; thence continuing Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 4d 00' 33", an arc distance of 96.75 feet; thence S80d 00'16"W 75.00 feet to a point on a curve the center of which is N80d 00'16"E 1457.69 feet from said point; thence Southerly along the arc of said curve having a radius of 1457.69 feet, through a central angle of 3d 08'34", an arc distance of 79.96 feet to a point that is N87d 35'31"W from the True Point of Beginning; thence S87d 35'31"E 78.01 feet parallel with said East-West centerline to the True Point of beginning.