

When recorded return to:

Jesse Austin Plata
Kristine Michele Plata
19989 Butler Creek Lane
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20240623

May 16 2024

Amount Paid \$11609.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620055955

BARGAIN AND SALE DEED

THE GRANTOR(S)

Tara J. Roy, as personal representative of the Estate of Andrew S. Neff
for and in consideration of in hand paid, bargains, sells, and conveys to
Jesse Austin Plata and Kristine Michele Plata, a married couple

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

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

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

PTN NE 1/4 NE 1/4 8-36-4 AKA TRACT B, SP NO. 57-72

Tax Parcel Number(s): P49129 / 360408-1-002-0101

Dated: May 8, 2024

Estate of Andrew Neff

BY: Tara Roy
Tara Roy
Personal Representative

State of WASHINGTON
County of CLALLAM

This record was acknowledged before me on MAY 10, 2024 by
TARA ROY

as PERSONAL REPRESENTATIVE OF
ESTATE OF ANDREW NEFF

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: NOV 22, 2024

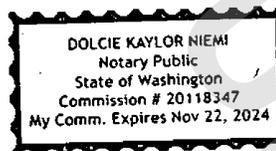


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49129 / 360408-1-002-0101

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8;
THENCE SOUTH 00°40'42" EAST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 707.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 87°08'58" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 254.87 FEET;
THENCE SOUTH 02°09'20" WEST 293.01 FEET TO AN INTERSECTION WITH A LINE THAT IS 289.92 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AS MEASURED AT RIGHT ANGLES;
THENCE SOUTH 87°50'40" EAST ALONG SAID PARALLEL LINE 269.20 FEET TO SAID EAST LINE OF SECTION 8;
THENCE NORTH 00°40'42" WEST ALONG SAID EAST LINE 290.27 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 57-72, AS APPROVED AUGUST 17, 1972).

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES BEING 60 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT, SAID POINT BEING THE EAST LINE OF SAID SECTION 8;
THENCE NORTH 87°50'40" WEST ALONG THE SOUTH LINE OF SAID TRACT AND SOUTH LINE EXTENDED 695.80 FEET TO THE EASTERLY MARGIN OF THE C.C.C. ROAD AND THE TERMINUS OF SAID EASEMENT;

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN PARCEL A.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.