

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20242714
Date 10/25/2024

201901100029

01/10/2019 11:31 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

201811090126

11/08/2018 03:50 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

AFTER RECORDING RETURN TO:
BARRON SMITH DAUGERT, PLLC
300 NORTH COMMERCIAL STREET
BELLINGHAM, WASHINGTON 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201992
JAN 10 2019

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DOCUMENT TITLE:

2018492
NOV 09 2018

BARGAIN AND SALE DEED

GRANTOR(S):

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

NANCY J. ELLIS and JOANNE M. STEWART, as Co-Personal Representative of the Estates of Marie Swanson and Eugene Swanson Deceased

GRANTEE(S):

URBAN AVENUE LLC, a Washington limited liability company, UBI # 604 340 933

ABBREVIATED LEGAL DESCRIPTION:

**Ptn NW NW S17-T34N-R4E
Ptn NW NW S17-T34N-R4E
Ptn NW NW S17-T34N-R4E**

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE4

ASSESSOR'S TAX PARCEL NUMBER(S):

**340417-0-156-0017 (P25770)
340417-0-153-0002 (P25764)
340417-2-016-0005 (P25945)**

BARGAIN AND SALE DEED

(Re-Record to correct Legal Description)

The undersigned Grantors, NANCY J. ELLIS and JOANNE M. STEWART, as the duly appointed, qualified and acting Co-Personal Representatives of the Estates of MARIE SWANSON, Whatcom County Superior Court Probate Cause Number 15-4-00510-7; and the Estate of Eugene Albert Swanson, Whatcom County Superior Court Probate Cause Number 16-4-00288-2, Deceased, and not in their individual capacities, as a distribution of the estate pursuant to Will, do grant, bargain, sell, convey and confirm to URBAN AVENUE LLC, UBI # 604 340 933, the following-described real estate, situated in Skagit County, Washington:

SEE ATTACHED EXHIBIT A

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

The Grantors, for themselves and for Grantors' successors in interest, do 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. Grantors do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, Grantors will forever warrant and defend the said described real estate.

DATED this 23 day of October, 2018.

Signed by the Co-Personal Representatives of the Estates of Marie Swanson and of Eugene Albert Swanson, Deceased, and not in their individual capacities:

Nancy J. Ellis
NANCY J. ELLIS

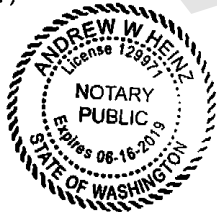
Joanne M. Stewart
JOANNE M. STEWART

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that NANCY J. ELLIS 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 CO-PERSONAL REPRESENTATIVE OF THE ESTATES OF MARIE SWANSON AND OF EUGENE ALBERT SWANSON, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: 10/23/18, 2018.



AH
Notary Public
Residing in Bellingham
My appointment expires 8/16/19

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JOANNE M. STEWART 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 CO-PERSONAL REPRESENTATIVE OF THE ESTATES OF MARIE SWANSON AND OF EUGENE ALBERT SWANSON, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: 10/23, 2018.



AH
Notary Public
Residing in Bellingham
My appointment expires 6/16/19

EXHIBIT A
LEGAL DESCRIPTIONS:

PARCEL "A": 340417-0-156-0017 (P25770)

That portion of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M. Described as follows: Beginning at a point on the North line of said subdivision that is 277 feet West of the West line of the Pacific Northwest Traction Company right of way; thence South at right angles, 82 feet; thence East at right angles, 5 feet; thence South at right Angles to the South line of said subdivision; thence West along the South line of said subdivision to a point 375 feet West of the West line of Said Pacific Northwest Traction Company Right of Way; Thence North to the North line of said subdivision; thence East along said North line to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a strip of land 20 feet in width South of and adjacent to North line of said North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 and extending from the East line of the right-of-way of State Road No. 1, East to a point 375 feet West line of the Old Pacific Northwest Traction Company right-of-way.

PARCEL "B": 340417-0-153-0002 (P25764)

That portion of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M. Described as follows: Beginning at a point on the North line of said subdivision that is 277 feet West of the West line of the Pacific Northwest Traction Company right of way; thence South, at right angles, 82 feet; thence East at right angles 5 feet; thence South at right angles, to the South line of said subdivision; thence East along said South line 65 feet; thence North to the North line of said subdivision; thence West along said North line 70 feet to the point of beginning.

TOGETHER with a non-exclusive easement for ingress, egress over and across that portion of the North 20 feet of said North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, lying Westerly of the West line herein described main tract and lying Easterly of the East line of the former U.S. Highway No. 99, (now Riverside Drive).

TOGETHER with a non-exclusive easement as granted by instrument from Lloyd V. Holmes et al to Michael P. Aiken et ux, recorded July 5, 1977, under Auditor's File No. 859884, records of Skagit County, Washington.

PARCEL "C": 340417-2-016-0005 (P25945)

All that part and portion of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17; Township 34 North, Range 4 E.W.M., lying West of the right of way of the Pacific Northwest Traction Company EXCEPT the following described premises: "Commencing at the point of intersection of the North Line of the following tract with the West line of the right of way the Pacific Northwest Traction Company, said tract being described as 'all the part of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17; --

JS. AE

"Township 34 North, Range 4. E.W.M lying West of the right of way of the Pacific Northwest Traction Company' which said point is the true beginning of this description; thence West along the North line of said Tract 375 feet; thence South at right angles to the South line of the said tract; thence East along the South line of said tract on the West line of the said Traction Company right of way; thence North along the said Traction Company right of way to the point of beginning."

This Deed is made subject to an easement created by Deed acknowledged on the 25th day of July, 1950, and executed by Melvin C. Swanson and Hilda Swanson, husband and wife, in favor of Eugene A. Swanson and Marie E. Swanson, husband and wife, and recorded in the office of the Auditor of Skagit County, Washington, on the 5 day of December, 1950, Auditor's number 454,185.

All Situate in the County of Skagit, State of Washington.

EXHIBIT A
LEGAL DESCRIPTIONS (CONT):

PARCEL C: Ptn. 340417-2-016-0005 (P25945)

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION AT AN INTERSECTION WITH THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 207 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO ELOF SWEDBURG BY DEED RECORDED JUNE 20, 1960, UNDER AUDITOR'S FILE NO. 595709, RECORDS OF SKAGIT GOUNTY, WASHINGTON; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY;
THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL D: Ptn. 340417-2-016-0005 (P25945)

THAT PORTION OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT-OF-WAY IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT-OF-WAY:
THENCE SOUTH ALONG THE WEST LINE OF SAID ABANDONED RIGHT-OF-WAY TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17,
THENCE EAST 10 FEET TO THE WESTERLY LINE OF THAT CERTAIN 80 FOOT STRIP OF LAND CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED RECORDED JUNE 26, 1958, UNDER. AUDITOR'S FILE NO. 567036;
THENCE NORTH ALONG SAID STRIP CONVEYED FOR STREET PURPOSES TO A POINT EAST OF THE POINT OF BEGINNING:
THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

92 NE

All Situate in the County of Skagit, State of Washington

FILED
COUNTY CLERK
2015 OCT 23 AM 9:26
WHATCOM COUNTY
WASHINGTON
BY _____

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF MARIE ELIZABETH SWANSON Deceased.</p>	<p>No. 15-4-00510-7 LETTERS TESTAMENTARY</p>
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WHEREAS, the last Will of MARIE ELIZABETH SWANSON, deceased, was on the 23rd day of October, 2015, duly exhibited, proven, and recorded in our said Superior Court.

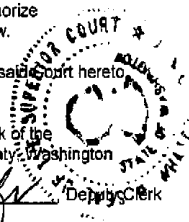
AND WHEREAS, it appears that JOANNE M. STEWART and NANCY J. ELLIS, have been named Co-Executrix in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize JOANNE M. STEWART and NANCY J. ELLIS, Co-Executrix, to execute said Will according to law.

WITNESS Thomas L. Verge, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 23rd day of October, 2015.

County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By *Shea K. Hodge* Deputy Clerk



CERTIFICATE

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

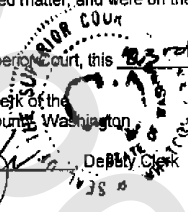
I, DAVID L. REYNOLDS, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 23rd day of October, 2015 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 23rd day of October, 2015.

County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By *Shea K. Hodge* Deputy Clerk



[trstst.dot]

FILED
COUNTY CLERK
2016 MAY 18 AM 9:04
WHATCOM COUNTY
WASHINGTON

BY _____

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF EUGENE ALBERT SWANSON Deceased.	No. 16-4-00288-2 LETTERS TESTAMENTARY
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WHEREAS, the last Will of **EUGENE ALBERT SWANSON**, deceased, was on the 18TH day of May, 2016, duly exhibited, proven, and recorded in our said Superior Court.

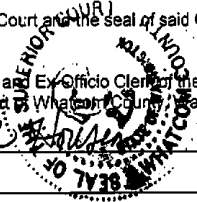
AND WHEREAS, it appears that **NANCY J ELLIS** and **JOANNE M STEWART**, have been named Co-Executors in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **NANCY J ELLIS** and **JOANNE M STEWART**, Co-Executors, to execute said Will according to law.

WITNESS **Leon F. Henley, Jr.**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 18TH day of May, 2016.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By *Beth # Henley*, Deputy Clerk



CERTIFICATE

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

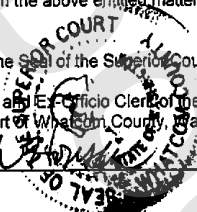
I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 18TH day of May, 2016 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 18th day of *May*, 20 *16*.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By *Beth # Henley*, Deputy Clerk



{ltrstst.dot}

STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 25th day of October, 2024.

Sandra Perkins
Auditor

Wendy Barala
Deputy Auditor

