



202412310030

12/31/2024 12:07 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

GARRY NYLAND
P.O. Box 781
CONCRETE, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 3456
DEC 31 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By LT Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S)

NEENA NYLAND, PERSONAL REPRESENTATIVE FOR
JESSE P. MILLER ESTATE

for and in consideration of

ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION GRANTS AND RELEASES WITHOUT COVENANTS

in hand paid, bargains, sells, and conveys to

GARRY NYLAND
48893 CONCRETE SAUK VALLEY ROAD, CONCRETE
SKAGIT COUNTY, WA 98237

the following described real estate, situated in the County of SKAGIT

State of

Washington: P44518

SEE EXHIBIT "A"

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

PTN SE NE GOV LT9 IN 19-35-9

Tax Parcel Number(s):

P44518

Dated: December 31, 2024

NENA NYLAND

EN Nena Nyland

State of Washington

County of Skagit

This record was acknowledged before me on December 31, 2024 by Nena Kathleen
Nyland.



Belen Martinez

(Signature of notary public)

Notary Public in and for the State of: Washington

My appointment expires: March 30, 2026

EXHIBIT A
LEGAL DESCRIPTION

MOBILE HOME MAKE/MODEL DATE AND VIN# UNKNOWN; THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF HOOPER CREEK AS SAID CREEK EXISTED ON JUNE 13, 1942, AND NORTH OF SAUK VALLEY ROAD; EXCEPT THAT PORTION CONDOMENDED BY SKAGIT COUNTY FOR ROAD PURPOSES UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 21057; AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: (1) THAT PORTION OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER OF HOOPER CREEK AND THE NORTH MARGIN OF THE COUNTY ROAD AS SAID CREEK AND ROAD EXISTED ON APRIL 10, 1958; THENCE WEST ALONG SAID ROAD 300 FEET; THENCE NORTH 175 FEET; THENCE EAST 225 FEET, MORE OR LESS, TO THE CENTER OF HOOPER CREEK, AS IT SO EXISTED; THENCE ALONG SAID CENTER SOUTHERLY TO THE POINT OF BEGINNING. (2) ALSO EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF GOVERNMENT LOT 9, SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SAUK VALLEY COUNTY ROAD WHICH LIES 460 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION AS MEASURED ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION TO THE SKAGIT RIVER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID RIVER TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SAUK VALLEY COUNTY ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ROAD TO THE POINT OF BEGINNING. (3) THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER OF HOOPER CREEK AND THE NORTH MARGIN OF THE COUNTY ROAD AS CREEK AND ROAD EXISTING ON APRIL 10, 1958; THENCE WEST ALONG SAID ROAD 300.00 FEET TO A POINT DESIGNATED AS POINT 'B'; THENCE NORTH 175.00 FEET; THENCE EAST 225.00 FEET, MORE OR LESS, TO THE CENTER OF HOOPER CREEK AS IT EXISTED ON JUNE 13, 1942, SAID POINT DESIGNATED AS POINT 'A'; THENCE BEGINNING AT POINT 'B'; THENCE ALONG SAID NORTH MARGIN OF COUNTY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,770.00 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 19' 10' AND A RADIUS POINT WHICH BEARS SOUTH 13 DEGREES 35' 36' EAST FROM THE LAST DESCRIBED POINT (POINT 'B'); THENCE ALONG SAID CURVE TO AN INTERSECTION WITH AN EXISTING FENCE SAID POINT BEARING NORTH 33 DEGREES 06' 00' WEST A DISTANCE OF 1,078.98 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 19, BEING THE BEGINNING POINT OF THE HEREIN DESCRIBED LINE; THENCE ALONG SAID FENCE THE FOLLOWING FOUR COURSES AND DISTANCES; THENCE NORTH 12 DEGREES 11' 40' WEST A DISTANCE OF 170.11 FEET; THENCE NORTH 69 DEGREES 28' 49' EAST A DISTANCE OF 95.21 FEET; THENCE SOUTH 20 DEGREES 52' 50' EAST A DISTANCE OF 15.36 FEET; THENCE SOUTH 77 DEGREES 24' 31' EAST A DISTANCE OF 17.15 FEET; THENCE SOUTH 88 DEGREES 42' 47' EAST A DISTANCE OF 137.00 FEET TO THE CENTERLINE OF SAID HOOPER CREEK AS IT EXISTED ON JUNE 13, 1942; THENCE ALONG THE CENTERLINE THEREOF TO POINT 'A' AS DESCRIBED WITHIN THIS DESCRIPTION AND THE TERMINUS OF SAID LINE. (4) BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO

MELVIN D AND MARY PAT RAWLINGS IN STATUTORY WARRANTLY DEED FILED UNDER AUDITOR'S FILE NO. 9211040083, SAID CORNER ALSO BEING THE SOUTHEAST CORNER ON THE NORTH RIGHT OF WAY LINE OF THE SAUK VALLEY ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOLUME 17 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NO. 9505170013; THENCE NORTH 01 DEGREES 04' 32' EAST ALONG THE WEST LINE OF SAID RAWLINGS TRACT AS SHOWN ON SAID SURVEY 175.00 FEET; THENCE SOUTH 87 DEGREES 38' 15' EAST ALONG THE NORTH LINE OF SAID RAWLINGS TRACT AS SHOWN ON SAID SURVEY 122.74 FEET TO AN EXISTING REBAR AND CAP; THENCE CONTINUING SOUTH 87 DEGREES 38' 15' EAST 101.39 FEET, MORE OR LESS, TO THE CENTERLINE OF HOOPER CREEK; THENCE NORTH 33 DEGREES 08' 34' WEST ALONG SAID CENTERLINE 51.39 FEET; THENCE NORTH 56 DEGREES 01' 49' WEST ALONG SAID CENTERLINE 16.16 FEET; THENCE SOUTH 81 DEGREES 07' 17' WEST 62.32 FEET TO A POINT ON THE NORTH SIDE OF A 26 INCH DIAMETER DOUGLAS FIR; THENCE CONTINUING SOUTH 81 DEGREES 01' 17' WEST 83.34 FEET TO THE NORTHWEST FACE OF A 4X4 POST AT THE EAST END OF AN EXISTING WOOD FENCE; THENCE ALONG SAID FENCE SOUTH 70 DEGREES 36' 37' WEST 100.35 FEET TO THE SOUTHWEST SIDE OF AN EXISTING POWER POLE; THENCE SOUTH 9 DEGREES 13' 37' EAST ON A LINE THAT HITS THE WEST SIDE OF AN EXISTING POWER POLE A DISTANCE OF 165.35 TO THE NORTH RIGHT OF WAY LINE OF SAUK VALLEY ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE THROUGH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5, 770.00 FEET A DISTANCE OF 26.36 FEET THROUGH A CENTRAL ANGLE OF 0 DEGREES 15' 42' TO THE POINT OF BEGINNING.