


After Recording Mail to:
Mark P. Chapman Penny L. Chapman 4 Meridian Avenue Hull MA 02045
Filed for Record at Request of:
JANE SEYMOUR, Attorney at Law


 200310170123
 Skagit County Auditor
 10/17/2003 Page 1 of 5 3:52PM

C28213 ✓
**PERSONAL REPRESENTATIVE'S
 BARGAIN AND SALE DEED**
 CHICAGO TITLE CO. R.C.W. 64.04.040

REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:	N/A
GRANTOR:	JOHN V. HASTINGS, Personal Representative
GRANTEES:	MARK P. CHAPMAN and PENNY L. CHAPMAN, husband and wife
ABBREVIATED LEGAL DESCRIPTION:	LOT 1, BLK 5, DIV 1, PLAT OF FREESTAD
ADDITIONAL LEGAL DESCRIPTION ON PAGE:	2
TAX PARCEL NUMBER:	3916-005-001-0005

THE GRANTOR, JOHN V. HASTINGS, Court-appointed Personal Representative of the Estate of VICTOR R. HASTINGS, deceased, ISLAND COUNTY CAUSE NO. 03-4-00140-8, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, and convey to MARK P. CHAPMAN and PENNY L. CHAPMAN, husband and wife, the following described real estate situated in the County of Skagit, State of Washington:

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

LOT 1, BLOCK 5, FREESTAD'S PLAT, FIRST DIVISION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO ANY MATTERS EXCEPTED UNDER GENERAL EXCEPTIONS OF CHICAGO TITLE INSURANCE POLICY DATED JULY 14, 2003, ISSUED UNDER ORDER NO. C 28213, INCLUDING BUT NOT LIMITED TO CLAIMS OR RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS OR MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY, AND ALL MATTERS OF RECORD AS OF THE DATE OF THIS CONVEYANCE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION(S) OF RESTRICTION RECORDED SEPTEMBER 13, 1956 UNDER AFN 541441, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EASEMENT FOR TRANSMISSION LINE DATED MAY 28, 1937, RECORDED UNDER AFN 290762, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO BANK LINE AS SHOWN ON THE FACE OF FREESTAD'S PLAT.

SUBJECT TO ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS FORMERLY BEEN, COVERED BY WATER; PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES TO REGULATE COMMERCE, NAVIGATION, FISHING AND THE PRODUCTION OF POWER.

SUBJECT TO AGREEMENT, INCLUDING TERMS AND CONDITIONS THEREOF BY THE WORLUND JR. FAMILY TRUST AND BETWEEN THE WORLUND JR. FAMILY TRUST RECORDED JANUARY 10, 2001 UNDER AFN 200101100001, RECORDS OF SKAGIT COUNTY, WASHINGTON, PROVIDING RECIPROCAL EASEMENTS AND AGREEMENT.

SUBJECT TO ANY QUESTION OF LOCATION, BOUNDARY OR AREA RELATED TO SAMISH BAY, INCLUDING, BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT.

VICTOR R. HASTINGS died testate on MAY 10, 2003, and JOHN V. HASTINGS is the duly appointed, qualified and acting Personal Representative of the Estate under Island Superior Court Probate Cause No. 03-4-00140-8. Pursuant to an Order Admitting Will to Probate and Order of Solvency entered on June 11, 2003, JOHN V. HASTINGS, the Personal Representative, is authorized without further order of the Court to transfer the real property of the Estate.

PERSONAL REPRESENTATIVE'S
BARGAIN AND SALE DEED

ESTATE OF VICTOR R. HASTINGS

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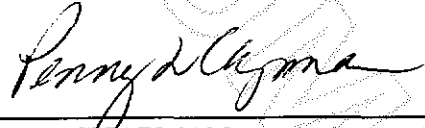
Skagit County Auditor

The Grantor for himself and his successors in interest does by these presents expressly limit the covenants of the Deed to those herein expressed, and excludes all covenants arising or to arise by statute (except those under R.C.W. 64.04.040) and other implication.

The Grantor conveys the above described real property and improvements located thereon in "AS IS" condition as of the date of this Deed. Grantees accept this Deed and acknowledge that Grantor has made no representations or warranties concerning the property. Grantor has advised Grantees to have the property inspected by professional inspectors and Grantees have conducted every inspection of the property which they desire to make and accept the property in its present condition with every defect, including all material defects and latent defects.

GRANTEES HEREIN ACCEPT THE LAND, BUILDINGS, IMPROVEMENTS AND ALL OTHER ASPECTS OF THE PROPERTY IN THEIR PRESENT CONDITION AND ANY PERSONAL PROPERTY CONVEYED THEREWITH, AS IS, WHERE IS, INCLUDING ALL FAULTS AND LATENT DEFECTS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES FROM SELLER OR ANY AGENT OR REPRESENTATIVE OF THE SELLER, EXPRESS OR IMPLIED, EXCEPT TO THE EXTENT EXPRESSLY SET FORTH IN THIS DEED. GRANTEES HEREBY RELEASE SELLER AND ITS AGENTS FROM ALL CLAIMS OR CAUSES OF ACTION RELATED THERETO, INCLUDING CLAIMS OR CAUSES OF ACTION RELATING TO ENVIRONMENTAL MATTERS OR HAZARDS. THIS PROVISION AND THE RELEASE SHALL SURVIVE CLOSING AND RECORDING OF THIS DEED.

DATED this 10th day of October, 2003.

GRANTOR:	GRANTEES:
ESTATE OF VICTOR R. HASTINGS Island County Cause No. 03-4-00140-8  by JOHN V. HASTINGS, Personal Representative	 MARK P. CHAPMAN
	 PENNY L. CHAPMAN

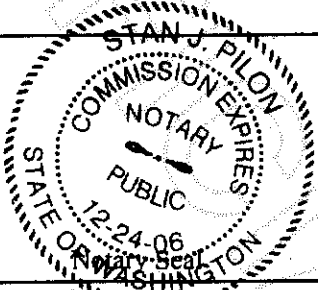
For recording purposes, do not allow signatures to go outside the box.



STATE OF WASHINGTON)
) :SS
 COUNTY OF ISLANDS Snahonnis)

On this 15 day of October, 2003, before me, the undersigned, a duly commissioned and sworn Notary Public in and for the State of Washington, personally appeared JOHN V. HASTINGS, known to me to be the duly appointed and acting Personal Representative of the Estate of VICTOR R. HASTINGS, who executed the foregoing instrument, and acknowledged to me that he signed the said instrument as his free and voluntary act on behalf of the estate for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.



Stan J. Pilon

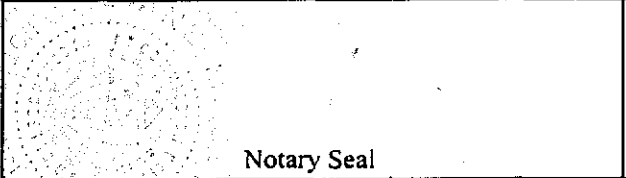
PRINTED NAME: Stan J. Pilon
 NOTARY PUBLIC in and for the State of
 WA, residing at Bothell,
 Commission expires: 12-24-2006

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STATE OF WASHINGTON Massachusetts
) :SS
 COUNTY OF Plymouth)

On this 16 day of October, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARK P. CHAPMAN to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Diane M. Sarnio
 PRINTED NAME: Diane M. Sarnio
 NOTARY PUBLIC in and for the State of
MA, residing at Wilmington Savings Bank
 Commission expires: 2-10-19

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200310170123
 Skagit County Auditor

STATE OF WASHINGTON *Massachusetts*
 COUNTY OF *Plymouth*)
) :SS

On this *10th* day of *October*, *2003*, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PENNY L. CHAPMAN to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Diane M. Sullivan
 PRINTED NAME: *Diane M. Sullivan*
 NOTARY PUBLIC in and for the State of
WA, residing at *Wingon Savings Bank*
 Commission expires: *2-19-10*

For recording purposes, do not allow signatures to go outside the box.

5405
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID
 OCT 17 2003
 Amount Paid \$ *4567.05*
 Skagit County Treasurer
 By: *[Signature]* Deputy

Prepared by: JANE SEYMOUR, Attorney at Law, CELA, WSBA 15407 1638 East Main / PO Box 1240 Freeland WA 98249 360-331-1015 / Fax 360-331-3828 janeseymourattorney@whidbey.com	Legal description proofread from preliminary commitment for title insurance issued under Chicago Title Order No. C28213 dated July 14, 2003 on 09/17/03 by MJS and CDB.	X:\\!Clients\\HASTIV-PR03\\HASTIV- SALE\\DEED-PR-B&S.VRH.wpd 10/02/02 KA: 07/17/03 KA 07/24/03 KA 09/16/03 CDB 09/17/03 CDB 09/24/03 CDB
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