

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201007130053

Skagit County Auditor

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ASSIGNMENT OF SELLERS' INTEREST IN REAL ESTATE CONTRACT

Grantors: **CAROL J. MILLER**, a single woman, and
CAROL J. MILLER as Personal Representative for the
ESTATE OF DAN H. MILLER, Deceased

Grantee: **CAROL J. MILLER** and **MARVIN OMDAL**, Co-Trustees of
the *Dan H. Miller QTIP Trust uwd 10/18/2002*

Abbreviated Legal: Ptn SW 1/4, 21-35-4 E W.M. and
Ptn NW 1/4, 28-35-4 E W.M.

Additional on: Exhibit A

Assessor's Tax Parcel Nos: 350421-3-006-0008, P37016; 350421-3-007-0007, P37022;
350421-3-006-0503, P37021; 350428-2-003-0006, P37976;
350428-2-004-0005, P37977

Reference Number(s) of Documents assigned: 200906090089 (original real estate contract)
201002040070 (assignment of vendee's interest in contract)

The Grantors, **CAROL J. MILLER**, a single woman in her individual capacity, and **CAROL J. MILLER** in her capacity as the duly appointed, qualified and acting Personal Representative for the ESTATE OF DAN H. MILLER, Deceased, under Skagit County Cause No. 08 4 00212 8, in distribution of said estate, do hereby assign, transfer and set over to **CAROL J. MILLER** and **MARVIN OMDAL**, Co-Trustees of the *Dan H. Miller QTIP Trust uwd 10/18/2002*, as Grantee, all of the Grantors' interests as Sellers in and to that

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certain real estate contract dated June 9, 2009, in which JAMES N. NELSON, a married man as his separate property, and NORMAN W. NELSON, JR., a married man as his separate property, are the Buyers, and CAROL J. MILLER, a single woman, and CAROL J. MILLER as Personal Representative for the ESTATE OF DAN H. MILLER, Deceased, are the Sellers, which real estate contract was recorded on June 9, 2009, under Skagit County Auditor's File No. 200906090089, for the sale and purchase of the real estate legally described in Exhibit "A" attached hereto and incorporated herein by this reference. The Buyers'/Vendees' interest in said real estate contract was subsequently assigned by assignment dated July 10, 2009, in which JAMES N. NELSON, a married man as his separate property, and NORMAN W. NELSON, JR., a married man as his separate property, are Grantors, and J&N NELSON PROPERTIES, LLC, a Washington limited liability company, is Grantee; said assignment of vendee's interest in real estate contract was recorded on February 4, 2010, under Skagit County Auditor's File No. 201002040070.

The Grantee hereby assumes and agrees to fulfill the Sellers' conditions of said real estate contract, and the Grantors hereby covenant that there is now unpaid on the principal of said contract the sum of \$517,040 as of 6/9/10 Excise tax receipt No. 1643.

DATED this 2nd day of July, 2010.

GRANTORS:

Carol J. Miller
CAROL J. MILLER, individually and as
the Personal Representative of the ESTATE
OF DAN H. MILLER, Deceased

GRANTEE:

**DAN H. MILLER QTIP TRUST uwd
10/18/2002**

By Carol J. Miller
CAROL J. MILLER, Co-Trustee

By Marvin Omdal
MARVIN OMDAL, Co-Trustee

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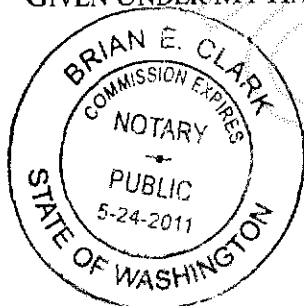
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STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **CAROL J. MILLER** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative for the **Estate of DAN H. MILLER, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of July, 2010.



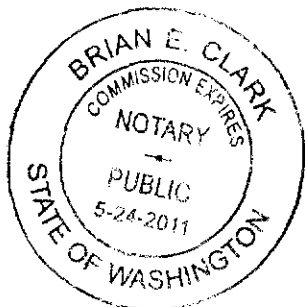
Printed Name **BRIAN E. CLARK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires **5/24/2011**

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **CAROL J. MILLER** and **MARVIN OMDAL** are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the Co-Trustees of the *Dan H. Miller QTIP Trust uwd 10/18/2002* to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of July, 2010.



Printed Name **BRIAN E. CLARK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires **5/24/2011**

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REAL ESTATE CONTRACT**

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NA\HOME\BRIAN\ - Z\MILLER, Dan H & Carol J\Estate of Dan H\Distribution Documents\Assignment of REK 060410.docx



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EXHIBIT A

PARCEL "A":

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet conveyed to Skagit County for road purposes by Deed dated April 14, 1910 and recorded May 3, 1910, under Auditor's File No. 79227, in Volume 81 of Deeds, page 53, being a portion of Tract "B" of Revised Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet thereof conveyed to Skagit County for road purposes by Deed dated April 14, 1910 and recorded May 3, 1910, in Volume 81 of Deeds, page 53, records of Skagit County, Washington.

TOGETHER WITH the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 30 feet thereof conveyed to Skagit County for road purposes by Deeds dated April 27, 1911 and April 20, 1911 and recorded May 8, 1911 in Volume 85 of Deeds, pages 319 and 321, records of Skagit County, Washington., ALSO EXCEPT the following described tract:

The South 500.00 feet of the East 730.00 feet of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 30 feet thereof conveyed to Skagit County for road purposes by Deeds dated April 27, 1911 and April 20, 1911, in Volume 85 of Deeds, pages 319 and 321, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH a 30.0 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) over, under and across the South 30.0 feet of the North 130.0 feet of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., to access contiguous property to the West in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 35 North, Range 4 East, W.M.;

EXCEPT the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section;



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AND EXCEPT the North 25 feet thereof conveyed to Skagit County for road purposes by Deeds recorded under Auditor's File No. 19199, in Volume 28 of Deeds, page 549, and Auditor's File No. 770324, records of Skagit County, Washington;

AND EXCEPT the East 20 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 79227, in Volume 81 of Deeds, page 53, records of Skagit County, Washington;

AND EXCEPT that portion thereof lying within the North 30 feet of the East 125 feet of the West 1,166.01 feet of said subdivision, as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 890414, records of Skagit county, Washington;

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Tract "A" of Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223, in Volume 3 of Short Plats, page 35, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 35 North, Range 4 East, W.M., ALSO EXCEPT that portion conveyed to Skagit County for road by Deed recorded September 15, 1999, under Auditor's File No. 199909150102.

(Being a portion of Tract "B" of Revised Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223.)

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.



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