

When recorded return to:

Jon C. Evans
830 Cowicham Pl
LaConner WA 98257



201010290141
Skagit County Auditor

10/29/2010 Page 1 of 2 1:56PM

Recorded at the request of:

File Number: 100787

BARGAIN AND SALE DEED

100787

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Business Bank of Skagit County for and in consideration of **FOUR HUNDRED THOUSAND AND NO/100 Dollars \$400,000.00**, in hand paid, bargains, sells, and conveys to **Jon C. Evans and Joyce C. Evans, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

P38424

The East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East W.M.

TOGETHER WITH a non-exclusive 50-foot wide easement for ingress, egress and utilities over, under and across those portions of Government Lots 1 and 2 of Section 1, Township 34 North, Range 4 East, W.M., as described on pages 8 and 9 of 11 on document recorded as Auditor's File No. 200406250134 and as reserved in that certain deed recorded as Auditor's File No. 200411120012 at Paragraph J, on page 4 of 5.

EXCEPT that portion of the East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point 600 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 145 feet; thence West 145 feet; thence South 145 feet; thence East 145 feet to the point of beginning.

PARCEL "B":

That portion of the East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point 600 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 145 feet; thence West 145 feet; thence South 145 feet; thence East 145 feet to the point of beginning.

PARCEL "C":

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., EXCEPT the East 23.5 acres thereof, EXCEPT rights-of-way of Northern Pacific Railroad Company, Puget Sound & Cascade Railway Company and Puget Sound Pulp & Timber Company, EXCEPT State Road No. 1-A, commonly known as Highway No. 9, and EXCEPT THAT PORTION LYING WITHIN THE West 105.00 feet (as measured perpendicular to the West line) of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M..

continued on next page

PARCEL "D":

The rights-of-way of the former Northern Pacific Railroad Company, the former Puget Sound & Cascade Railway Company and the Puget Sound Pulp & Timber Company across the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M. EXCEPT THAT PORTION LYING WITHIN THE West 105.00 feet (as measured perpendicular to the West line) of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M..

PARCEL "E":

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 0 Degrees, 6 Minutes 19 Seconds East along the West line of said Southeast 1/4 of the Southeast 1/4 for a distance of 730.00 feet; Thence South 28 Degrees, 10 Minutes 47 Seconds East for a distance of 607.16 feet; Thence South 0 Degrees, 6 Minutes, 19 Seconds West for a distance of 201.90 feet, more or less, to the South line of said Southeast 1/4 of the Southeast 1/4 at a point of bearing South 88 Degrees, 35 Minutes 18 seconds East from the POINT OF BEGINNING; Thence North 88 Degrees, 35 Minutes 18 Seconds West along said South line for a distance of 287.78 feet, more or less, to the POINT OF BEGINNING.

Tax Parcel Number(s): P38424, 350436-4-001-0004, P38425, 350436-4-001-0103, P38426, 350436-4-002-0003, P38427, 350436-4-003-0002, P124097, 350436-0-004-0400

Dated: 10-28-10

Business Bank

By: Todd Anderson, Senior Vice President

3320
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2010

Amount Paid \$ 7125.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Todd Anderson is/are the person(s) who appeared before me, and said person(s) acknowledge that He signed this instrument, on oath stated He is/are authorized to execute the instrument and acknowledge that as the Senior Vice President of Business Bank to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

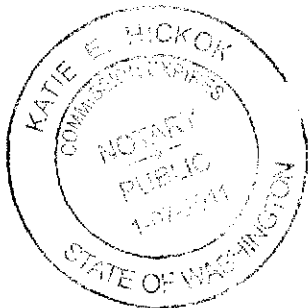
Dated: 10-28-10

Katie Hickok

Notary Public in and for the State of Washington

Residing at Mt Vernon, Washington

My appointment expires: 1/07/2011



201010290141
Skagit County Auditor