



Skagit County Auditor
10/1/2015 Page

1 of 3 3:44PM
\$74.00

When recorded, return to:
Lisa L. McShane and Daniel P. McShane
1451 Grant Street
Bellingham, WA 98225

Recorded at the request of:
File Number: 109914

BARGAIN AND SALE DEED
GUARDIAN NORTHWEST TITLE CO.
109914-1

GRANTOR, Joanne Squires, as Personal Representative of the Estate of James Clifford Squires, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Lisa L. McShane and Daniel P. McShane, a married couple, GRANTEE(S), the following described real estate, situated in the County of Skagit, State of Washington:

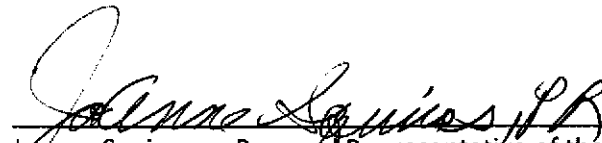
Abbreviated Legal: Section 36, Township 36 North, Range 2 East; Ptn Gov't Lot 3
Full Legal attached as Exhibit A.

Tax Parcel nos. P47441, 360236-0-005-0009 and a portion of P47473, 360236-0-025-0005

This conveyance is subject to a water line easement as shown in document recorded on August 27, 2015, as auditor's file no. 201508270133, and is subject to all covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantor, for her 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 statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Dated: 9-15-15


Joanne Squires, as Personal Representative of the
Estate of James Clifford Squires, Grantor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154036
OCT 01 2015

Amount Paid \$5,149.²⁰
Skagit Co. Treasurer
By *Mam* Deputy

State of Washington

ss

County of King

I certify that I know or have satisfactory evidence that on the 15th day of September, 2015 Joanne Squires as Personal Representative of the Estate of James Clifford Squires, is the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.



A large, dark, handwritten signature of Charles W. Sandell, which is somewhat scribbled and overlaps the notary seal.

Name: Charles W. Sandell
Notary Public in and for the State of Washington
Residing at Seattle
My commission expires: 5-30-17

EXHIBIT A

All that portion of Government Lot 3 of Section 36, Township 36 North, Range 2 East, W.M. lying North of the County Road commonly known as Samish Island Road, described as follows:

Beginning at a point on the North line of said Government Lot 3, which is South $89^{\circ}03'30''$ West, 483.43 feet from the Northeast corner of said Government Lot 3;
thence South $01^{\circ}35'00''$ East and parallel with the East line of said Government Lot 3 to the Northerly line of the County road right-of-way;
thence Westerly along said Northerly line of the County road right-of-way to a point on the East line of the West 150 feet of said Government Lot 3;
thence North along said East line to a point on the North line of said Government Lot 3;
thence North $89^{\circ}03'30''$ East along the North line of said Government Lot 3 to the point of beginning.

TOGETHER WITH that portion of Government Lot 3 of Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Commencing at a point on the North line of said Government Lot 3, which is South $89^{\circ}03'30''$ West, 483.43 feet from the Northeast corner of said Government Lot 3;
thence South $01^{\circ}35'00''$ East and parallel with the East line of said Government Lot 3, a distance of 323 feet to a boundary corner of that Amendment To Grant Of Conservation Easement from James Clifford Squires, Grantor, to Skagit Land Trust, a Washington nonprofit corporation, Grantee, by that instrument recorded March 8, 2004 under Auditor's File No. 200403080149, records of Skagit County, Washington, and which point is the TRUE POINT OF BEGINNING of this property description;
thence continuing South $01^{\circ}35'00''$ East along a line parallel with the East line of said Government Lot 3, a distance of 418 feet, more or less, to a point on the North line of the County road right-of-way;
thence Easterly along the North line of the County road right-of-way to a point which bears South $11^{\circ}28'00''$ East, a distance of 422 feet, more or less, from the True Point of Beginning;
thence North $11^{\circ}28'00''$ West, a distance of 422 feet, more or less, to the True Point of Beginning of this property description.

TOGETHER WITH an easement for ingress, egress and utilities as shown in document recorded on August 17, 2015, as Auditor's File No. 201508170037.

Situate in the County of Skagit, State of Washington.