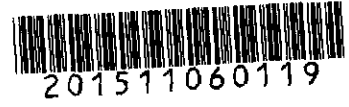


When recorded return to:
Brent M. Young
11295 Samish Island Road
Bow, WA 98232
11295 Samish Island Road
Bow, WA 98232



Skagit County Auditor
11/6/2015 Page

1 of 3 3:43PM

\$75.00

Recorded at the request of:

File Number: 109953

BARGAIN AND SALE DEED

109953
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of James C. Squires, deceased for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Brent M. Young and Rebekah G. Young-Craig, husband and wife** the following described estate, situated in the County of **Skagit**, State of **Washington**:

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

Beginning at a point on the North line of said Government Lot 3, which is South 89°03'30" West 233.43 feet from the Northeast corner of said Government Lot 3; thence South 89°03'30" West, along said North line 250 feet; thence South 01°35'00" East and parallel with the East line of said Government Lot 3 to the Northerly line of the County road; thence Easterly along said Northerly line to a point on a line which is parallel to the East line of said Government Lot 3, and which intersects the place of beginning; thence North 01°35'00" West 738.53 feet to the place of beginning.

EXCEPT 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°03'30" West, 483.43 feet from the Northeast corner of said Government Lot 3; thence South 01°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°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°28'00" East, a distance of 422 feet, more or less, from the True Point of Beginning; thence North 11°28'00" West, a distance of 422 feet, more or less, to the True Point of Beginning of this property description.

Situate in the County of Skagit, State of Washington.

"This conveyance is subject to 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 as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): P47473, 360236-0-025-0005

Dated: 10-29-2015

The estate of James Clifford Squires, deceased

Joanne Squires, PR
By: Joanne Squires, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4583
NOV 08 2015

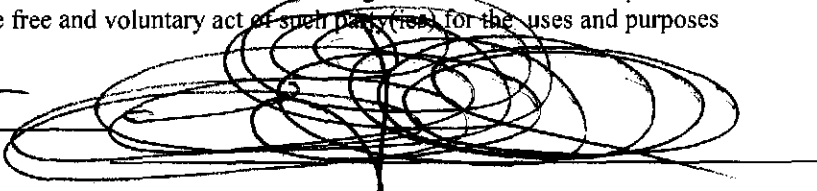
Amount Paid \$ 6235.00
Skagit Co. Treasurer
By: HB Deputy

Order No:

STATE OF Washington
COUNTY OF King } SS:

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

Dated: Oct 29, 2015



Notary Public in and for the State of Washington
Residing at Seattle, Washington
My appointment expires: 5-30-17

UNRECORDED ORIGINAL DOCUMENT

Exhibit A

EXCEPTIONS:

A. TERMS AND CONDITIONS OF INSTRUMENT:

Executed By: James T. Squires, the party of the first part, and
County of Skagit, a municipal corporation, party
of the second part
Recorded: February 15, 1932
Auditor's No. 248758
Regarding: Road Construction

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: April 12, 1956
Auditor's No. 534996
Purpose: Rights of way for County road in Skagit County
Area Affected: Portion of the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Samish Farms Water Association, Inc.
Recorded: May 12, 2003
Auditor's No. 200305120230
Purpose: Construction, operation, maintenance, repair, installation and extension
of water lines serving the SAMISH FARMS WATER ASSOCIATION
Area Affected: Portion of subject property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Land Trust, a Washington nonprofit corporation
Recorded: March 8, 2004
Auditor's No. 200403080149
Purpose: Conservation
Area Affected: A portion of the subject property

Said Amendment adds property to that certain easement recorded as Auditor's File No. 9508110065 and amends some terms of said easement.

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded July 10, 2015, under Auditor's File No. 201507100048.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Estate of James C. Squires
Recorded: August 17, 2015
Auditor's No. 201508170037
Purpose: Road Easement