



201704120046

Skagit County Auditor

\$74.00

4/12/2017 Page

1 of

2 3:53PM

AFTER RECORDING MAIL TO:

Deborah Abel
10828 State Route 530
Rockport, WA 98283

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-162036-OE

Land Title and Escrow

BARGAIN AND SALE DEED

THE GRANTOR COLUMBIA STATE BANK or and in consideration of FIFTY THOUSAND AND NO/100 Dollars \$50,000.00, in hand paid, bargains, sells, and conveys to DEBORAH ABEL, an unmarried person the following described estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the quarter post between Sections 25 and 26, Township 35 North, Range 9 East, W.M.;
thence South on said Section line 1,771 feet;
thence East 150 feet to the point of beginning;
thence Easterly along the North right of way of County road 113 feet 8 inches;
thence North 23° West 107 feet 9 inches;
thence West 18° South 36 feet;
thence South 157 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171473
APR 12 2017

Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By *Marn* Deputy

PARCEL "B":

That portion of Government Lot 4 of Section 25, Township 35 North, Range 9 East, W.M., lying between the Northerly and Southerly lines of the following described main tract produced Easterly and lying Westerly of the Westerly line of that certain 15 foot wide easement road as the same exists on the ground and as conveyed to Alvin E. Williams by document dated December 4, 1950 and recorded December 5, 1950, under Auditor's File No. 454190, records of Skagit County, Washington:

Beginning at the quarter post between Sections 25 and 26, Township 35 North, Range 9 East, W.M.;
thence South on said Section line 1,771 feet;
thence East 150 feet to the point of beginning;
thence Easterly along the North right of way of County road 113 feet 8 inches,
thence North 23° West 107 feet 9 inches;
thence West 18° South 36 feet;
thence South 157 feet to the point of beginning.

Tax Parcel Number(s): P44665, 350925-0-017-0010

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude 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, he/she will forever warrant and defend the said described real estate.

Dated: March 29, 2017

Columbia Bank

By: Robert M. B. Draper, Vice President
Draper

STATE OF Washington)
COUNTY OF Yakima) SS:

I certify that I know or have satisfactory evidence that Robert M B Draper
signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it
as Senior Vice President
the _____ of Columbia State Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 11, 2017

Cecilia A Kakela
Notary Public in and for the State of Washington
Residing at Poulsbo, WA
My appointment expires: 11-21-20

