

AFTER RECORDING MAIL TO:

Barry Trudeau, Bette L. Conrad
15817 81st Ave NE
Kenmore, WA 98028



201707250032

Skagit County Auditor
7/25/2017 Page

\$76.00
1 of 3 11:21AM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-163803-0E

Land Title and Escrow BARGAIN AND SALE DEED

THE GRANTOR Karen Benedict, as Personal Representative of the Estate of Rex Benedict, deceased and Karen Fahey Benedict, an unmarried woman, as her separate property

or and in consideration of **FIVE HUNDRED THOUSAND AND NO/100 Dollars \$500,000.00**, in hand paid, bargains, sells, and conveys to **BARRY TRUDEAU and BETTE L. CONRAD**, both unmarried persons, as joint tenants with right of survivorship the following described estate, situated in the County of Skagit, State of Washington:

Lot 57, EAGLEMONT PHASE 1A
FULL LEGAL DESCRIPTION IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED
HEREIN

Tax Parcel Number(s): 4621-000-057-0006, P104324

THE GRANTEEES BY SIGNING THE ACCPTANC BELOW EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY OR AS TENANTS IN COMMON.

ACCEPTED AND APPROVED:

Barry Trudeau

Bette L. Conrad

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: July 24, 2017

THE ESTATE OF REX BENEDICT

BY
Karen Benedict, Personal Representative

Karen Fahey Benedict

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173388
JUL 25 2017

Amount Paid \$
Skagit Co. Treasurer
By
Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence
signed this instrument, on oath stated

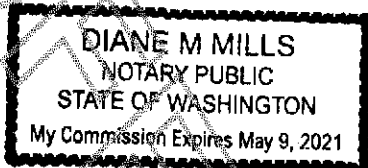
that Karen Benedict

that
she is authorized to execute the instrument and
acknowledged it as

the Personal Representative of The Estate of Rex Benedict

to be the free and voluntary act of such party for the uses and purposes mentioned in this
instrument.

Dated: July 24, 2017





Notary Public in and for the State of Washington

Residing at Milton

My appointment expires: May 9, 2021

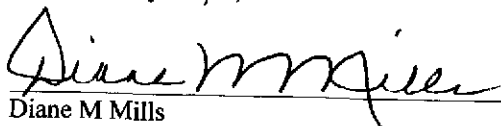
STATE OF WASHINGTON

County of Skagit

) SS.

I certify that I know or have satisfactory evidence that Karen Fahey Benedict is the person(s) 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.

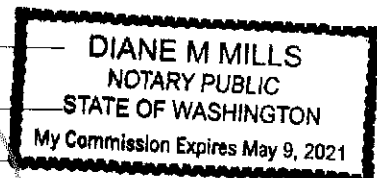
DATED: July 24, 2017


Diane M Mills

NOTARY PUBLIC in and for the State of Washington

Residing at Milton

My appointment expires: May 9, 2021



Schedule "A-1"

01-163803-OE

DESCRIPTION:

Lot 57, "PLAT OF EAGLEMONT PHASE 1A," as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.