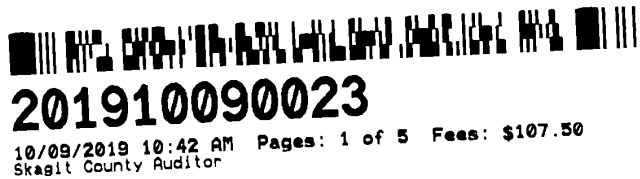


When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0111



BARGAIN AND SALE DEED

GUARDIAN NORTHWEST TITLE CO.

19-3391

THE GRANTOR(S)

Susan Knowlton, Personal Representative of Harry Milton Weatherby Estate and as heir and devisees of Violet V. Weatherby, deceased
4300 Gooding Avenue, Bellingham, WA 98226

for and in consideration of
THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to
Kimberly Armstrong, Trustee of Speck Family Trust dated September 19, 2019

the following described estate, situated in the County of Skagit, State of Washington:

Tax Parcel Number(s): P39388 & 350518-4-010-0004

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:
Section 18, Township 35 North, Range 5 East, NE SE

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 "B" attached hereto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019.4391
OCT 09 2019

Amount Paid \$5,790.⁰⁰
Skagit Co. Treasurer
By *Man* Deputy

Dated: October 9, 2019

Harry Milton Weatherby Estate and Heir and Devisees of Violet V. Weatherby, deceased

By: Susan Knowlton
Susan Knowlton, Personal Representative

STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____
_____ (is/are) the person(s) who appeared
before me, and said person(s) acknowledged that _____ signed this instrument and acknowledged it to be
_____ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 9, 2019

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:

STATE OF WASHINGTON

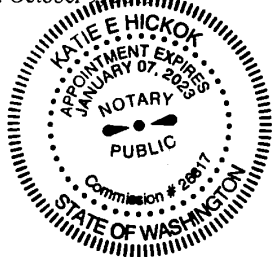
ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Susan Knowlton

_____ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that She signed
this instrument, on oath stated that her authorized to execute the instrument and acknowledge it
as the Personal Rep and Heir and Devisees of
Harry Milton Weatherby Estate + Violet V. Weatherby to be
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: October 9, 2019



Katie Hickok

Notary name printed or typed: Katie Hickok
Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 1-7-23

EXHIBIT A

LEGAL DESCRIPTION

Property Address: 835 North Fruitdale Road, Sedro Woolley, WA 98284
Tax Parcel Number(s): P39388 & 350518-4-010-0004

Property Description:

The South 200 feet of the North 1,000 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East W.M., EXCEPT County road, State Highway and railroad rights of way.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

19-3391-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation

Recorded: September 13, 1956

Auditor's No. 541480

Purpose: Construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline for the transportation of oil, gas and the products thereof, together with the right of ingress and egress to and from said line.

By Instrument recorded November 10, 1969, under Auditor's File No. 732794, El Paso Natural Gas Corporation was granted the right to construct, maintain and operate an additional pipeline on said right of way.

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 73-79
Recorded: September 27, 1979
Auditor's No.: 7909270018

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Recorded: February 22, 2002
Auditor's No. 200202220108
Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances, etc.

12. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 30, 2010
Auditor's No.: 201003300062
Regarding: Utility Connection Fee

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.