


When recorded return to:
AA Wealth Management Inc.
6805 East Gage Ave
Commerce, CA 90040


201912120074
12/12/2019 02:07 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040298

CHICAGO TITLE
020040298

BARGAIN AND SALE DEED

THE GRANTOR(S)

Dian K. McKerna, Successor Trustee of the Kees C. Hofman Revocable Living Trust dated November 16, 2015

for and in consideration of in hand paid, bargains, sells, and conveys to
AA Wealth Management Inc., a California Corporation

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

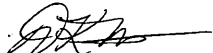
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Lot B, SKAGIT COUNTY SHORT PLAT NO. 53-78 and Ptn. NE SW and SE SW,
20-34-5E, W.M.


Tax Parcel Number(s): P30380 / 340520-3-003-0002, P119492 / 340520-3-003-0200, P113607 /
340520-3-005-0100, P113605 / 340520-3-006-0100

Dated: November 26, 2019

Kees C. Hofman Revocable Living Trust dated November 16, 2015

BY: 

Dian K. McKerna
Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201912120074
DEC 12 2019
Amount Paid \$ 2,643.00
Skagit Co. Treasurer
By  Deputy

BARGAIN AND SALE DEED
(continued)


State of WA

County of King

I certify that I know or have satisfactory evidence that Devin K. McKernan

~~is/are~~ the person~~s~~ who appeared before me, and said person acknowledged that ~~he/she/they~~ signed this instrument, on oath stated that ~~he/she/they~~ was authorized to execute the instrument and acknowledged it as the Successor Trustee of the Kees C. Hofman Revocable Living Trust dated November 16, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/10/19


Name: Michael Paul Warnemuende
Notary Public in and for the State of WA
Residing at: King Co
My appointment expires: 10/14/20

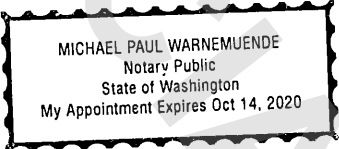


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30380 / 340520-3-003-0002, P119492 / 340520-3-003-0200, P113607 /
340520-3-005-0100 and P113605 / 340520-3-006-0100

PARCEL "A":

That portion of the following described tract lying West of the Northerly prolongation of the East line of Tract "A" of Short Plat No. 53-78, recorded in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473:

The South ½ of the South ½ of the Northeast ¼ of the Southwest ¼ and the North ½ of the Southeast ¼ of the Southwest ¼ of Section 20, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract "B" of Short Plat No. 53-78, approved August 24, 1978, and recorded August 29, 1978 in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southwest ¼ all in Section 20, Township 34 North, Range 5 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Tract A of said Short Plat No. 53-78;
thence North 89°14'06" West along the Westerly prolongation of the North line of said Tract A, a distance of 328.89 feet;
thence South 02°03'28" West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B;
thence South 89°09'55" East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A;
thence North 02°03'28" East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.

ALSO, EXCEPT that portion of said Tract "B" lying East of Tract "A" of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for road and utilities, over and across an existing 60 foot roadway as reserved in deed to Paul C. Creelman et ux, recorded July 9, 1999, under Auditor's File No. 9907090006, records of Skagit County, Washington.

Parcel D:

A 20 foot easement for ingress, egress and utility purposes to a single family residence only, over and across the following described real property, said easement to be situated on the existing road over said property and to be measured 10 feet out on each side from the centerline of said road:

The West 500 feet of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof; ALSO all that portion of the Northeast ¼ of the Northeast ¼, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast ¼ of the Northeast ¼, lying West of Nookachamps Creek and East of the County Road, all in Section 30, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.