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04/19/2023 11:50 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Sally Palmgren
37327 Cape Horn Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236184

Apr 19 2023

Amount Paid \$2533.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620053910

Escrow No.: 245456376

BARGAIN AND SALE DEED

THE GRANTOR(S)

Iris B. Kingston, president of Senior Support Services, Inc., Successor Trustee of the Max Austin Shelman and Marie Gertrude Shelman Revocable Living Trust, dated April 3, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

Sally Palmgren, an unmarried person

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 OF GOVT LT 3 OF 17-35-7

Tax Parcel Number(s): P42871 / 350717-0-019-0002

Subject to:

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

BARGAIN AND SALE DEED
(continued)

Dated: April 13, 2023

The Max Austin Shelman and Marie Gertrude Shelman Revocable Living Trust
by Senior Support Services, Inc., Successor Trustee

BY: Iris B. Kingston
Iris B. Kingston, president

State of WA

County of Whatcom

This record was acknowledged before me on April 13th, 2023 by Iris B. Kingston,
president of Senior Support Services, Inc., as Successor Trustee of the Max Austin Shelman and
Marie Gertrude Shelman Revocable Living Trust.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 6-29-26



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42871 / 350717-0-019-0002

THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°30' EAST, PARALLEL WITH THE WEST LINE OF SAID LOT A DISTANCE OF 1,303 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 175 FEET; THENCE SOUTH 00°30' EAST, 21 FEET; THENCE WEST 175 FEET; THENCE NORTH 00°30' WEST 21 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 75 FEET THEREOF.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 0°30' EAST PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 1,324 FEET TO A TRUE POINT OF BEGINNING; THENCE EAST 190 FEET; THENCE SOUTH 00°30' EAST, 242.4 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SKAGIT RIVER; THENCE WESTERLY ALONG THE NORTH BANK OF THE SKAGIT RIVER, 192 FEET, MORE OR LESS, TO A POINT SOUTH 00°30' EAST OF THE POINT OF BEGINNING; THENCE NORTH 00°30' WEST, 216 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT THE EAST 90 FEET THEREOF;

TOGETHER WITH THAT PORTION OF TRACT 2 OF SHORT PLAT NO. 8-82, APPROVED APRIL 13, 1982 UNDER AUDITOR'S FILE NO. 8204140002, IN VOLUME 5 OF SHORT PLATS, PAGE 180, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING PORTION OF THE WEST 300 FEET OF GOVERNMENT LOT 3 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 2 SAID POINT BEING 330 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE S00°30' E PARALLEL TO THE WEST LINE OF SAID LOT 350 FEET; THENCE S00°23'22" E ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 953 FEET TO THE TRUEPOINT OF BEGINNING; THENCE CONTINUE S 00° 23'22" E A DISTANCE OF 181.41 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE N 80°52'18" W ALONG SAID SOUTH LINE, A DISTANCE OF 28.75 FEET; THENCE N 00°50'08" E A DISTANCE OF 175.86 FEET; THENCE EAST A DISTANCE OF 24.58 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Dorothy Brink and Claudia P. Marmo, Executrix of Estate of Jesse I. Swartz
 Purpose: use and maintenance of common septic tank drainage field with the right of ingress and egress
 Recording Date: April 24, 1974
 Recording No.: 799755
 Affects: said premises and other property
2. Right of way for road known as Cape Horn Road, constructive notice of which is contained in various instruments of record.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:
 Recording No: 200309110010
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
 "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
 In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."