

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20249554
Date 02/12/2024

After Recording Mail To:
Andrew C. Schuh
PO Box 336
Mount Vernon WA 98273

BARGAIN AND SALE DEED

THE GRANTOR, Brian D. Carlson, Personal Representative of the Estate of Charlotte M. Fox, deceased, per Skagit County Superior Court Cause No. 23-4-00073-29 for and in consideration of inheritance, conveys to GRANTEE: Brian D. Carlson, as his sole and separate property, the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description:

THAT PORTION IN SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 640 FEET AND EAST 220 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 312 FEET; THENCE SOUTH 140 FEET; THENCE WEST 312 FEET, MORE OR LESS TO THE BASE OF THE HILL; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

Parcel/ ID: P123573/350417-1-012-0400

Abbreviated Legal Description:

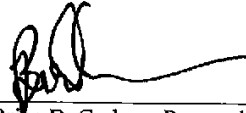
17-35N-4E NE

FULL LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

Parcel/ID: P36811/350417-1-012-0208

The Grantor, for himself and for his successors in interest does by these present 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: 1/30/2024



Brian D. Carlson, Personal Representative for the
Estate of Charlotte M. Fox

State of Washington)
) ss
County of Skagit)

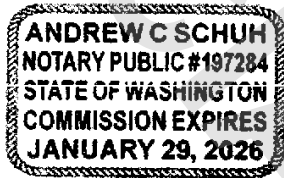
I certify that I know or have satisfactory evidence that Brian D. Carlson is the person who appeared before me, acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

DATED: 1/30/2024



Notary Public ANDREW C. SCHUH

My commission expires: 1/29/26



UNOFFICIAL DOCUMENT

EXHIBIT A

P36811

DFL #8-2016 AF#201606280069 (2018) TRANSFER FROM CU F&A #285 AF#760554 1973 TRNSF AF#819585: DR14: PTN NE ¼ SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BAT SW C OF SE1/4 NE1/4 TH N 0-28-26 W ALG W LI SD SUB 672.60FT TAP AT BASE OF HILL TH SLY &WLY ALG HILL DESC AS FOL N 57-23-16 W 91.30FT TH N 74-03-17 W 94.19FT TH S 83-15-42 W 131.72FT TH N 67-20-58 W 88.50FT TH N 34-41-2 3W 87.32FT N 7-27-38 W 140.09FT TH N 10-56-21 E 115.69FT TH N 21-02-03 E 363.06 FT TH N 47-29-50 E 120.24FT TAP ON NWLY BASE OF HILL WH SLOPES UPWRD TO SE TH N 0-28-26 W ON LI PLW & 200FT W OF W LI OF NE1/4 NE1/4 SEC 17.235.98FT TAP WH IS 20FT NLY OF C/L OF DITCH TH N 77-42 E ALG R/A LI 204.34FT TO W LI OF NE1/4 SEC 17 TH S 0-28-26 E ALG W LI 471.19FT TO SW C OF NE1/4 NE1/4 TH N 89-39-21 E ALG S LI SD SUB 681.58FT TO N END OF FOX & OBRYAN PROP SD PT LY S 89-39-21 W 616.66FT FR NE1/4 SE1/4 NE1/4 TH S 0-01 51 W ALG OBRYAN PROP 615.37FT TH N 89-40-18 E 123.75FT TH S 0-01-51 W 703.80 FT TAP ON S LI SE1/4 NE1/4 SEC 17 FR SE C SD SUB N 89-40-18 E 482.42 FT TH S 89-40-18 W ALG S LI SD SUB 793.71 FT TPOB EXCEPT FOR CONSERVATION EASEMENT AS DESCRIBED IN AF#199912200152. EXCEPT THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LEIF JOHNSON, ET AL, BY DEED RECORDED AS AUDITOR'S FILE NO. 201103170110; THENCE NORTH ALONG THE WEST LINE OF SAID JOHNSON TRACT TO THE CENTERLINE OF AN EXISTING CREEK/DITCH LYING SOUTHERLY OF THE HILL ON PROPERTY CONVEYED TO LELAND C. FOX, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 199910060020; THENCE WESTERLY ALONG THE CENTERLINE OF SAID CREEK/DITCH TO THE WEST LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼; THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 640 FEET AND EAST 220 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 312 FEET; THENCE SOUTH 140 FEET; THENCE WEST 312 FEET, MORE OR LESS TO THE BASE OF THE HILL; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.