



202410230038

10/23/2024 12:13 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording, please return to:
The Law Office of Justin Rothboeck
1008 5th Street
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2 Lolo 2
OCT 23 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy
LT

BARGAIN AND SALE DEED

GRANTOR:	DENNIS SIMON KOGER AND BARABARA JEAN KOGER, husband and wife.
GRANTEE:	DENNIS SIMON KOGER AND BARBARA JEAN KOGER, as trustees of the Dennis and Barbara Koger Family Trust dated October 18, 2024.
Abbreviated Legal:	A PORTION OF LOTS 9 THROUGH 22, INCLUSIVE, BLOCK 30, "CITY OF NORTH ANACORTES", PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 23 1/2, RECORDS OF SKAGIT COUNTY WASHINGTON AND A PORTION OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 35 N, RANGE 2 E OF THE W.M.
Parcel Number:	P60823
XrefID Number:	3843-030-022-0022

The GRANTORS DENNIS SIMON KOGER AND BARABARA JEAN KOGER, husband and wife, for and in consideration of planning for the distribution of their estate, hereby bargain, sell and conveys to GRANTEES DENNIS SIMON KOGER AND BARBARA JEAN KOGER, as trustees of the Dennis and Barabra Koger Family Trust dated October 18, 2024, all their interest in the following described real estate:

PARCEL "A":

Lots 9 through 22, inclusive, block 30 "CITY OF NORTH ANACORTES", according to the plat thereof, recorded in Volume 3 of Plats, page 23 1/2, records of Skagit County, Washington;

TOGETHER WITH all of the vacated alley between Lots 9 through 22, inclusive, Block 30, that portion of vacated South Shore Road #1900 abutting the Southerly line of Block 30, which attached to said premises by operation of law;

EXCEPT the North 50 feet of said Lots 9 through 15, AND ALSO EXCEPT the South 1/2 of vacated Poplar Street.

PARCEL "B":

ALL that portion of Government Lot 2, Section 7, Township 35 North, Range 2 East of the W.M., lying South of Block 30, and Easterly of the West boundary line, extended South of Lot 16, Block 30, and Westerly of the East boundary line, extended South of Lot 22, Block 30, "CITY OF NORTH ANACORTES", according

to the plat thereof, recorded in Volume 3 of Plats, page 23 1/2, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

SUBJECT TO:

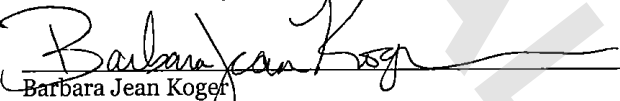
SUBJECT TO SECOND HALF TAXES AND PARAGRAPHS A THROUGH E OF SCHEDULE B-1 OF THE FIRST AMERICAN TITLE COMPANY'S PRELIMINARY TITLE COMMITMENT NO. A55009.

ALSO SUBJECT TO EXISTING DEED OF TRUST IN FAVOR OF JUDY AND GEORGE JONES AND LAURIE BINGHAM RECORDED APRIL 7, 1987 UNDER AUDITOR'S FILE NO. 8704070092, WHICH HAS AN APPROXIMATE UNPAID BALANCE OF \$48,000.00, WHICH SHALL REMAIN GRANTOR'S RESPONSIBILITY TO PAY PER ITS TERMS AND CONDITIONS.

Dated this 18th day of October 2024.


Dennis Simon Koger

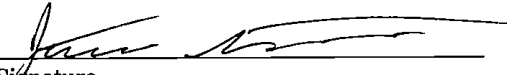
Dated this 18th day of October 2024.

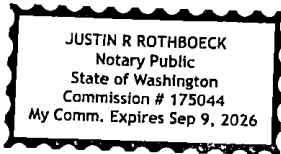

Barbara Jean Koger

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Dennis Koger and Barabara Koger** to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18th day of October 2024.


Signature



Justin Rothboeck
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires September 9, 2026