



200903090112

Skagit County Auditor

RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

3/9/2009 Page 1 of 2 11:28AM

DOCUMENT TITLE: BARGAIN AND SALE DEED

GRANTOR: ESTATE OF BARBARA BERKLAND, DECEASED

GRANTEE: VICKI ANN HAMPEL

ABBREVIATED LEGAL DESCRIPTION:

O/S#18 AF#782577 1974 TRNSF#806812 LOT B SHORT PLAT #97-0049
AF#9810010056 LOCATED IN THE NW1/4 SE 1/4

ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P113666/350320-4-002-0200

BARGAIN AND SALE DEED

THE GRANTOR, Estate of BARBARA BERKLAND, deceased, for and in consideration of partial distribution under the Will of BARBARA BERKLAND, deceased, in hand paid, bargains, sells and conveys to VICKI ANN HAMPEL, as her separate property, the following described real estate, situate in the County of Skagit, State of Washington:

Lot B, Short Plat No. 97-0049, approved October 1, 1998, recorded October 1, 1998 in Volume 13 of Short Plats, pages 163 and 164, under Auditor's File No. 9810010056 and being a portion of the Northwest 1/4 of the Southeast 1/4, Section 20, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the North 60 feet of that portion of the southeast 1/4 of Section 20, Township 35 North, Range 3 East, W.M., lying between the East line of the above described West 676 feet and the West line of the County road which runs along the East line of said Southeast 1/4, EXCEPT any portion lying within said Lot B.

Situate in the County of Skagit, State of Washington.

The grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor, and not otherwise, it will forever warrant and defend the said described real estate.

Estate of BARBARA BERKLAND, deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

DATED: March 9, 2009.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 09 2009

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy



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