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03/13/2020 11:17 AM Pages: 1 of 3 Fees: $105.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

File for Record at Request of
Land Title & Escrow of Skagit & Island County
Escrow Number: **02-175668-OE**

Grantor: **Pamela Dowler Powell**
Grantee: **The Sondra Muggee Living Trust dated January 4, 1996**

BILL OF SALE

For valuable consideration, TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is acknowledged

PAMELA DOWLER POWELL, as her separate property ("Seller"), hereby sells, assigns, transfers and delivers to **SONDRA P MUGGEE, Trustee of THE SONDRA MUGGEE LIVING TRUST, dated January 4, 1996** ("Buyer"), all of Seller's right, title and interest in and to all items of personal property (the "Personal Property") described herein:

Said personal property is currently located at:

17892 Cobahud Road, La Conner, WA 98257

On the following described real property:

See Exhibit A attached hereto and made a part hereof.

Abbreviated Legal: Tr. 38, Cobahud Waterfront Tracts.

Tax Parcel Number(s): S3402340046, 5103-000-038-0000, P129619

Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyer herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyer irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

Dated: February 11, 2020

Pamela Dowler Powell

STATE OF **WASHINGTON** }
COUNTY OF **SKAGIT** } **SS:**

I certify that I know or have satisfactory evidence that Pamela Dowler Powell is the person(s) who appeared before me, and said person(s) acknowledged that **he /she / they** signed this instrument and acknowledged it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: **February 13 , 2020**

DIANE M MILLS
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires May 9, 2021

Diane M Mills
Notary Public in and for the State **of Washington**
Residing at: **Milton**
My appointment expires: **May 9, 2021**

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Escrow No.: **02-175668-OE**

EXHIBIT "A"

LEGAL DESCRIPTION

A leasehold interest in the following described property:

That portion of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Section 3, North 2°31' West a distance of 550 feet from the Southeast corner thereof;
thence continue North 2°31' West a distance of 50 feet;
thence South 89°47' West to the line of ordinary high tide on Skagit Bay;
thence Southerly along said line to a point that bears South 89°47' West from the Point of Beginning;
thence North 89°47' East to the Point of Beginning.

EXCEPT that portion of said premises lying East of the following described line:

Beginning at a point on the South line of said Section South 89°47' West a distance of 131.2 feet from the Southeast corner thereof;
thence North 4°00' West a distance of 905.4 feet to the terminus of this line description.

(Also known as Tract 38 of the unrecorded plat of "COBAHUD WATERFRONT TRACTS – SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON") on file with the U.S. Department of the Interior Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington.

Situate in the County of Skagit, State of Washington.