

AFTER RECORDING MAIL TO:
Mr. and Mrs. Douglas J. Barnet
19395 Conway Hill Road
Mount Vernon, WA 98273



200301080129
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104335-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): Skagit State Bank
Grantee(s): Douglas J. Barnet and Kimberly J. Barnet
Abbreviated Legal: Lots 20-23 & S. ptn Tract E, Big Lake Waterfront Tracts; Units 1-12 + 14,
Lakeside Condo

THE GRANTOR(S) SKAGIT STATE BANK, a Washington Corporation

for and in consideration of SEVEN HUNDRED TWENTY EIGHT THOUSAND ONE HUNDRED
THIRTY EIGHT AND 47/100 Dollars \$ 728,138.47,

in hand paid, bargains, sells, and conveys to DOUGLAS J. BARNET and KIMBERLY J. BARNET,
husband and wife

the following described estate, situated in the County of Skagit, state of Washington:

Legal Description attached under Exhibit "A"

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Assessor's Property Tax Parcel/Account Number : 3862-000-068-0208, P62067, 3862-000-023-0004, P61982,
4645-000-001-0000, P107139, 4645-000-002-0001, P107140, 4645-000-003-0002, P107141, 4645-000-004-
0003, P107142, 4645-000-005-0004, P107143, 4645-000-006-0005, P107144, 4645-000-007-0006, P107145,
4645-000-008-0007, P107146, 4645-000-009-0008, P107147, 4645-000-010-0009, P107148, 4645-000-011-
0000, P107149, 4645-000-012-0001, P107150, 4645-000-014-0003, P107151, 4645-000-900-0000, P107152,
340436-0-091-0004, P29992

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) 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 implication, and do(es) hereby covenant that against all persons
whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise,
he/she/they will forever warrant and defend the said described real estate.

Dated: December 23, 2002

Skagit State Bank

By: James E. Bishop CO-CEO
STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence

James E. Bishop

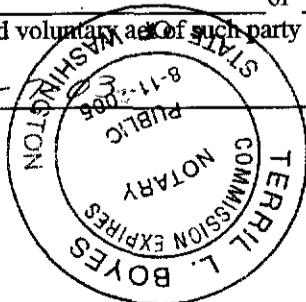
the person who appeared before

me, and said person acknowledged that he signed this instrument, on oath stated he is
authorized to execute the instrument and is

CO-CEO of Skagit State Bank

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-



Terril L. Boyes
Notary Public in and for the State of Washington
Residing at Monroe

My appointment expires: 8-11-2006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#125

JAN 03 2003

Amount Paid \$ 11,140.52
By [Signature] Skagit Co. Treasurer
Deputy

Escrow No.: 104335-PE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A"

Lots 20, 21, 22 and 23, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

EXCEPT that portion lying within the plat of "LAKESIDE CONDOMINIUMS", according to the Condominium Plan and Survey Map recorded February 10, 1995, in Volume 16 of Plats, pages 23 through 27, inclusive, under Auditor's File No. 9502100062.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

The South 163.4 feet of Tract E, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, EXCEPT the West 566 feet thereof;

ALSO EXCEPT that portion thereof, described as follows:

That portion of Tract E of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract E;
thence South 89°13'31" East along the North line of said Tract E, a distance of 566.0 feet;
thence South 0°45'29" West, a distance of 160.4 feet to the true point of beginning;
thence South 89°13'31" East, parallel with the North line of said Tract E, a distance of 634.70 feet to the Westerly line of West Big Lake Boulevard;
thence South 87°24'20" West, a distance of 177.81 feet;
thence South 64°57'19" West, a distance of 52.92 feet;
thence North 87°19'36" West, a distance of 54.03 feet;
thence North 87°03'42" West, a distance of 188.86 feet;
thence North 86°36'04" West, a distance of 56.35 feet;
thence North 63°01'47" West, a distance of 111.19 feet to the East line of the West 566 feet of Tract E;
thence North 0°46'29" East along said line, a distance of 10.0 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C"

Units 1 To 12, inclusive, and Unit 14, "LAKESIDE CONDOMINIUMS", according to the Condominium Plan and Survey Map delineating said units, recorded February 10, 1995, in Volume 16 of Plats, pages 23 through 27, inclusive, under Auditor's File No. 9502100062.

TOGETHER WITH an undivided 100% interest in the Common Elements and Limited Common Elements appertaining to said Units, as described in Sections 7 and 8 of the Condominium Declaration For Lakeside Condominiums as recorded February 10, 1995, under Auditor's File No. 9502100063.

Situate in the County of Skagit, State of Washington.

PARCEL "D"

Shorelands of the second class, as conveyed by the State of Washington by deed recorded June 16, 1959, under Auditor's File No. 581848, situate in front of, adjacent to, or abutting upon Lots 20, 21, 22 and 23, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

EXCEPT that portion lying within the Plat of "LAKESIDE CONDOMINIUMS", according to the Condominium Plan and Survey Map recorded February 10, 1995, in Volume 16 of Plats, pages 23 through 27, inclusive, under Auditor's File No. 9502100062.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Purpose: For sanitary sewers together with a pump station and necessary appurtenances

Area Affected:

A strip of land 10 feet in width the centerline of which is described as follows:

Beginning at a point on the South line of Section 25, Township 34 North, Range 4 East, W.M., which is South 89°23'49" East 1,774.63 feet from the Southwest corner of said Section 25; thence South 1°34'10" West 124.18 feet; thence South 65°44'0" West 401.47 feet; thence South 23°41'32" West 365.83 feet; thence South 6°18'26" West 382.31 feet; thence South 16°25'13" West 314.84 feet; thence South 24°38'7" West 371.84 feet; thence South 39°10'7" West 334.07 feet; thence South 17°23'42" West 418.12 feet; thence South 10°2'18" West 327.01 feet; thence South 15°51'49" East 235.79 feet; thence South 19°22'56" East 429.53 feet; thence South 19°34'23" East 286.56 feet; thence North 66°19'4" East 186.72 feet; thence South 24°13'2" East 305.26 feet; thence South 20°20'21" East 387.78 feet; thence South 10°45'3" East 241.23 feet; thence South 10°43'28" East 403.04 feet; thence South 6°6'10" East 159.91 feet; thence South 14°17'43" East 214.65 feet; thence South 6°54'40" East 299.17 feet; thence South 9°27'44" East 115.57 feet; thence South 66°48'5" West 159.93 feet to West Big Lake Blvd. and the terminus of this centerline description; Also, a 40 foot temporary construction easement, the centerline of which shall be the same as the sewer easement described above; Also, a utility easement located along the North 3 feet of the above described tract for the purpose of supplying electrical power and telephone service to said pump station. This easement shall not be used for any other purpose and Grantee shall not construct any sewer line on this easement, and said easement shall cease at the Easterly terminus of the pump station.

Area Affected: A temporary construction easement, described as the North 30 feet of the above described tract; Also, an easement for access and egress over the existing roads, or such roads as grantor may substitute, in said lots for the maintenance of said sewer mains, pump station and utilities.

Dated: July 20, 1979

Recorded: July 23, 1979

Auditor's No.: 7907230087

B. Terms and conditions of Special Use Permit No. SP 86 025 as recorded January 20, 1989, under Auditor's File No. 8901200020.

C. Terms and conditions of Shoreline Substantial Development/Conditional Use/Variance Permit No. SL 86 018 CUV.ORD as recorded January 24, 1989, under Auditor's File No. 8901240002.

D. Encroachments over the Southerly line as disclosed by Survey:

Recorded: November 5, 1979
Auditor's No.: 7911050027
Volume/Page: Volume 3 of Surveys, page 203

E. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

F. Terms, conditions, restrictions, reservations, requirements, easements and provision for levy of assessments contained in Condominium Declaration For Lakeside Condominiums recorded February 10, 1995, under Auditor's File No. 9502100063.

G. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums) and amendments thereto, other than those pertaining to the actual valid creation of the condominium itself, which the Company does insure now exists.



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