

WHEN RECORDED RETURN TO:

Name: Scott Kasper
Address: 25447 Lake Cavanaugh Road
Mount Vernon, WA 98274



200410120199

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

Escrow Number: 5503ds

Filed for Record at Request of: *Stewart Title of Snohomish County*

BARGAIN AND SALE DEED

THE GRANTOR(S), Frontier Bank as Trustee of the Brian Thomas Klukas Irrevocable Trust as to a 50% interest and Frontier Bank as Trustee of the Nikolas Ivan Klukas Irrevocable Trust as to a 50% interest for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, bargains, sells, and conveys to Scott D Kasper, a single man the following described real estate, situated in the County of Skagit, State of Washington:

A Ptn of NW ¼ of SE ¼, 8-33-5 E W.M.

See Exhibit "A" for Full Legal Description

Subject To: See Exhibit "B"

Assessor's Property Tax Parcel/Account Number: 330508-4-3-0007 / 330508-4-002-0404

The Grantor for (himself/herself/themselves) and for his/her/their 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 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/they will forever warrant and defend the said described real estate.

Dated: ~~September~~ ^{October} 5, 2004

Frontier Bank as Trustee of the Brian Thomas Klukas and Nikolas Ivan Klukas Irrevocable Trust

By: *Kari L Dahl*
Kari Dahl
Vice President and Manager *Trust Administration*

#5529
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 12 2004

Amount Paid By: 1393.74
By: *[Signature]* Deputy

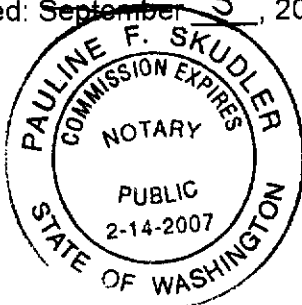
STATE OF Washington)

) ss.

COUNTY OF ~~Skagit~~ *Snohomish*)

I certify that I know or have satisfactory evidence that Kari Dahl is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument and acknowledged it as the Vice President and Manager of Frontier Bank as Trustee of the Brian Thomas Klukas and Nikolas Ivan Klukas Irrevocable Trust to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: ~~September~~ ^{October} 5, 2004.



Kari Jean
Notary Public in and for the State of Washington
My appointment expires: 2/14/2007

DESCRIPTION:

Exhibit "A"

PARCEL "A":

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the East $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, lying Easterly of the County Road, Section 8, Township 33 North, Range 5 East, W.M., except the West 200 feet thereof that lies North of said road, and except a strip of land 60 feet wide for road purposes, described as follows:

Beginning at a point on the North line of county road right of way that is 542 feet Northeasterly along said right of way from North-South centerline of Section 8, Township 33 North, Range 5 East, W.M.;
thence North 70° East for a distance of 80 feet;
thence North 45° East for 100 feet, more or less, to South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, also except that portion thereof described as follows:

That portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at a point where the Survey line of the Arlington-Bellingham transmission line (as said line is described in instrument recorded under Auditor's File No. 7910230030, records of Skagit County, Washington) intersects the North boundary of said subdivision;
thence West along said North boundary 62.5 feet;
thence South 60 feet;
thence East to the East boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8;
thence North along said East boundary to the Northeast corner of said North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8;
thence Westerly along said North boundary to the true point of beginning.

ALSO EXCEPT that portion conveyed to Skagit County by Deed recorded February 28, 1991 under Auditor's File No. 9102280037.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8 as shown on map recorded in Book 6 of Surveys, at page 129, as Skagit County Auditor's File No. 8510170051;
thence South $88^{\circ}49'19''$ West 637.53 feet along the North line of said North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the true point of beginning of the herein described tract;
thence continue South $88^{\circ}49'19''$ West 150 feet along the said North line;
thence North $1^{\circ}10'41''$ West 60 feet;
thence North $88^{\circ}49'19''$ East 150 feet parallel to the said North line;
thence South $1^{\circ}10'41''$ East 60 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co., a corporation
Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain two electric transmission lines, consisting of steel or wooden towers or steel or wooden poles, with necessary braces, guys and anchors, together with transmission, telephone and telegraph wires, insulators and cross-arms placed thereon, and other necessary or convenient appurtenances connected therewith
Area Affected: The centerline of each of said transmission lines shall be parallel with and not more than twenty-five (25) feet distant, on each side, from a principal center line described as follows, to-wit: Beginning at a point on the South line of Section 8, Township 33 North, Range 5 East, W.M., which point is 80.46 feet more or less East of the Southwest corner of the Southeast ¼ of said section; thence running North 29°06' West a distance of 5,860.14 feet to a point on the West line of said Section, which point is 153.51 feet more or less South of the Northwest corner of said section. All as now surveyed, staked, laid out and to be constructed.
Recorded: June 15, 1925
Auditor's No.: 184675

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The United States of America
Purpose: A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith
Area Affected:

That portion of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 8, Township 33 North, Range 5 East, W.M., Skagit County, Washington, which lies within a strip of land 25 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked on the ground over, across, upon and/or adjacent to the above described property, said survey line being particularly described as follows: Beginning at survey station 987 + 75.0 a point on the South line of said Section 8, said point being North 89°17' East a distance of 1518.6 from the quarter section corner on the South line of said Section 8; thence North 35°54' West a distance of 1,060.0 feet to survey station 998 + 35.0; thence North 1°36' West a distance of 7268.8 feet to survey station 1071 + 03.8 a point on the East and West center section line of Section 5, Township 33 North, Range 5 East, W.M., said point being North 87°04' East, a distance of 800.2 feet from the iron pipe marking the center of said Section 5.

Recorded: May 2, 1946
Auditor's No.: 391326



Exhibit "B" Cont'd

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: Undisclosed location
Dated: December 22, 1955
Recorded: September 14, 1956
Auditor's No.: 541524

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
Purpose: A perpetual easement and right to enter and erect, maintain, repair, rebuild, operate and patrol one line(s) of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables and appurtenances as are necessary thereto
Area Affected: A right of way 150 feet wide over and across the North ½ of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 8, Township 33 North, Range 5 East, W.M., Skagit County, Washington. The right of way lies on the Easterly side of, runs parallel with, and adjoins the 137.5 foot right of way of the Bonneville Power Administration Snohomish-Blaine No. 1 transmission line, as described in Lis Pendens filed August 29, 1963, recorded September 19, 1963, in Volume 333, page 483, Auditor's File No. 640971, records of Skagit County, Washington.
Recorded: November 4, 1971
Auditor's No.: 760165

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: Underground electric transmission and/or distribution system
Area Affected: A right of way 10 feet in width having 5 feet on each side of a centerline described as follows: Beginning at a point on the West line that is approximately 25 feet North of the Southwest corner thereof; thence North 45° East approximately 155 feet; thence North 48° East approximately 88 feet to intersect with the North line of the above described property
Dated: April 20, 1979
Recorded: May 1, 1979
Auditor's No.: 7905010007

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.



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Exhibit "B" Cont'd

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Continental Telephone Company of the Northwest
Purpose: Underground telephone, telegraph, communication and electric lines
Area Affected: A 10 foot strip being 5 feet of width on each side of a centerline described as follows: Beginning at a point on the West line that is approximately 25 feet North of the Southwest corner thereof; thence North 45° East approximately 155 feet; thence North 48° East approximately 88 feet to intersect with the North line thereof.
Dated: Not disclosed
Recorded: June 14, 1979
Auditor's No.: 7906140083

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Ronald Gagne and Connie Gagne, Husband and Wife
Purpose: Ingress, egress and utilities
Area Affected: A strip of land 60 feet in width running from the Northerly line of the Lake Cavanaugh(Finn Settlement) County road to the South line of the North ½ of the North west ¼ of the Southeast ¼. Said 60 foot strip to be located and constructed to conform within reason according to the topography of the subject property
Dated: August 9, 1979
Recorded: August 15, 1979
Auditor's No.: 7908150054

H. Terms and conditions of an Agreement between Northwest Pipeline Corporation and Gordon O. Carlson and Myrtle I. Carlson, Husband and Wife, dated October 7, 1983 and recorded October 20, 1983 under Auditor's File No. 8310200015.

I. Reservations contained in deed from Bass Lumber Company, a corporation, et al, to August Gustafson, filed August 12, 1926, as File No. 196470, and recorded in Volume 141 of Deeds, page 251, as follows:

"Reserving however, for a permanent highway, forty foot strip across and over said land, which was formerly occupied by the Houghton Logging Railroad; also, reserving a forty foot strip for a highway along the Northern Pacific Railroad right of way; also excepting and reserving from the above land all petroleum, gas, oil, coal or other valuable minerals, with a right to take or remove the same, but in case the grantors exercise such right they agree to pay the grantee full compensation for any damages to the said land, crop, building and other improvements."



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