

AFTER RECORDING MAIL TO:

Leatha Sullivan
45050 Cedar Street
Concrete, WA 98237



200503250063
Skagit County Auditor

3/25/2005 Page 1 of 2 11:25AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01437-05

Abbreviated Legal:

Lot 3, Cedar Park Plat

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4795-000-003-0000 (P119216)

LAND TITLE OF SKAGIT COUNTY

BARGAIN AND SALE DEED

THE GRANTOR(S) Skagit State Bank, a Washington Corporation

for and in consideration of **NINETY FIVE THOUSAND AND NO/100 Dollars**

(\$95,000.00), in hand paid, bargains, sells, and conveys to

Leatha M. Sullivan and William J. Sullivan, Husband and Wife

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

Lot 3, "Cedar Park Plat", as per plat recorded on June 5, 2002 under Auditor's File No.
200206050104, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Assessor's Property Tax Parcel/Account Number: 4795-000-003-0000 (P119216)

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: **March 24, 2005**

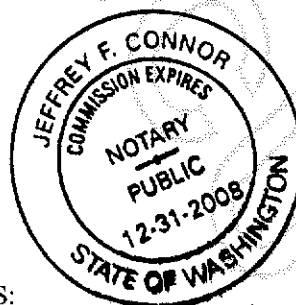
Skagit State Bank

By: Gary Medcalf, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1361
MAR 25 2005

Amount Paid \$ 1091.00
By [Signature] Skagit Co. Treasurer Deputy



STATE OF Wash
County of Skagit

I certify that I know or have satisfactory evidence that

} SS:

Gary Medcalf

is/are the person(s) who appeared before me and said person(s) acknowledged that **he/she/they** signed this instrument on oath and stated that **he/she/they** **is/are** authorized to execute the instrument and acknowledge it as the Vice President of Skagit State Bank as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3-24-05

Jeffrey F. Connor
Notary Public in and for the State of WA

Residing at Mount Vernon WA

My appointment expires: 12-31-08

EXCEPTIONS:

EXHIBIT "A"

- A. Reservation of easement for utilities as reserved by April 8, 1993, under Auditor's File No. 9304080018.
(Affects vacated Second Street)
- B. Know all men by these presents that Skagit State Bank, owner, does hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. No drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owners.
- C. Notes contained on the face of the plat, as follows:
1. Zoning – Residential – 6,000 S.F. minimum
 2. Domestic Water – Public Water
 3. Sanitation – Public Sewer
 4. Total Project Area – 436,482 S.F.
 5. There shall be no private driveway access from Concrete-Sauk Valley Road.
- D. Special Notes:

A native growth protection area has been established to protect steep slopes on this property. No construction, clearing or other disturbance shall occur on the site within this area.

Private property owners are required to design and install an onsite dry well system for the infiltration of roof and surface drainage. The system shall be designed for a 100-year storm event. The storm water management manual for Western Washington shall be used for design criteria.

E. EASEMENT SHOWN ON PLAT FOR UTILITIES:

For:	Utilities
Affects:	Frontage 10 feet



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