



200505060174

Skagit County Auditor

5/6/2005 Page

1 of

5 3:37PM

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Daniel P. Pepple  
Pepple Johnson Cantu & Schmidt, PLLC  
1900 Seattle Tower Building  
1218 Third Avenue  
Seattle, WA 98101

CHICAGO TITLE CO. 1C3426Z ✓

[SPACE ABOVE THE LINE IS FOR RECORDER'S USE]

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

**BARGAIN & SALE DEED**

MAY 06 2005

GRANTOR: WHEELER, Mark  
JOHNSON, Cynthia

Amount Paid \$ 5874.-  
Skagit County Treasurer  
By: *LP* Deputy

GRANTEE: ALIOTTI, Thomas, an unmarried man  
ALIOTTI, Nick and Merrily, husband and wife

LEGAL Gov. Lots 4 & 5, S ½, SE ¼, 28-36-3; GL 1, NE NW,  
DESCRIPTION Ptn. GL 2, Ptn. SW NE, 33-36-3

**ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS:**

360328-0-005-0008, 360328-0-006-0007, 360328-0-007-0006,  
360328-4-002-0003, 360328-4-004-0001, 360333-0-001-0005,  
360333-2-001-0001, 360333-2-002-0000 and 360333-0-003-0003


THE GRANTORS MARK WHEELER and CYNTHIA JOHNSON, husband and wife, for and in consideration of THREE HUNDRED ~~TWENTY-FIVE~~ THOUSAND and no/100 DOLLARS (\$~~300,000.00~~) in hand convey and warrant to THOMAS ALIOTTI and THOMAS ALIOTTI, an unmarried man, and NICK ALIOTTI and MERRILY ALIOTTI, husband and wife, the estate described on the attached Exhibit A which is incorporated here by this reference and is situated in the County of Skagit, State of Washington.

The Grantors for themselves and for their successors in interest do 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 hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, will forever warrant and defend the said described real estate.

DATED this 23 day of April, 2005.

  
MARK WHEELER

  
CYNTHIA JOHNSON


STATE OF WASHINGTON

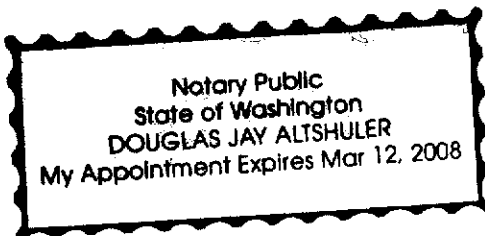
County of King

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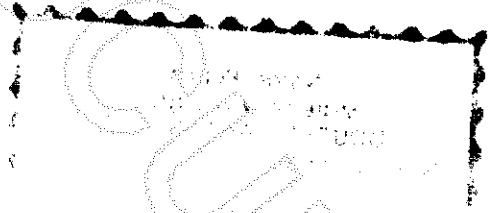
I certify that I know or have satisfactory evidence that MARK WHEELER and CYNTHIA JOHNSON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be heir free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 4.25.05

  
Notary Public in and for the State of  
Washington residing at Seattle, WA  
Name (printed): Doug Altshuler  
My appointment expires: 3/12/08



UNOFFICIAL DOCUMENT



**EXHIBIT A  
TO  
BARGAIN AND SALE DEED**

**PARCEL A:**

Government Lots 4 and 5 and all of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 28,  
Township 36 North, Range 3 East, W.M.,

EXCEPT Chuckanut Drive,

AND EXCEPT ditch rights of way along the South line of the Southeast  $\frac{1}{4}$  and  
along the North line thereof.

Situate in the County of Skagit, State of Washington.

**PARCEL B:**

Government Lot 1 and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33,  
Township 36 North, Range 3 East, W.M.,

EXCEPT ditch rights of way,

ALSO that portion of Government Lot 2 and of the Southwest  $\frac{1}{4}$  of the Northwest  
 $\frac{1}{4}$  of Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning on the North line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  188.2 feet East  
of the Northwest corner;  
thence South  $54^{\circ}05'$  West 167 feet to a point 53 feet East of the West line of said  
Section 33;  
thence South 1,145.3 feet;  
thence South  $87^{\circ}03'$  East 195.9 feet;  
thence South  $0^{\circ}34'$  East 220 feet, more or less, to the North Samish River;  
thence Westerly along the Samish River to the Southeast corner of a tract in Lot 2,  
deeded to Margaret A. Druand, dated May 18, 1912 and recorded in Volume 89 of  
Deeds, page 193;  
thence North along the East line 2.94 chains;  
thence West to a point 33 feet East of the West line of Section 33;  
thence North to base of Dike District No. 4;  
thence Northeasterly along base of Dike to the North line of said Southwest  $\frac{1}{4}$  of  
the Northwest  $\frac{1}{4}$ ;  
thence East 69 feet to the point of beginning,



200505060174

Skagit County Auditor

EXCEPT that portion of said premises, if any, lying within the dike right of way, and within road rights of way, public or private, other than that conveyed to Henri J. Roehl, et al, by deeds recorded in Volume 187 of Deeds, pages 88 and 90.

ALSO EXCEPT that portion conveyed to Robert N. Dowen et ux by deed recorded April 30, 2002 under Auditor's File No. 200204030055, and;

ALSO EXCEPT that portion conveyed to Henry Timmers by deed recorded April 3, 2002 under Auditor's File No. 200204030057.

TOGETHER WITH an easement for ingress and egress over a portion of Government Lot 2, Section 33, Township 36 North, Range 3 East, W.M., records of Skagit County, Washington described as follows:

A 12.00-foot wide parcel of land lying 6.00 feet on each side of the following described line:

Commencing at the West  $\frac{1}{4}$  corner of said Section 33;  
thence along the North line of said Government Lot 2, North  $89^{\circ}36'36''$  East a distance of 33.43 feet to the point of beginning;  
thence along a curve to the left, having a radius of 73.18 feet through a central angle of  $68^{\circ}45'19''$  an arc length of 87.82 feet and a radius point which bears North  $75^{\circ}31'22''$  East from the last described point;  
thence South  $83^{\circ}13'58''$  East a distance of 106.10 feet to a curve to the right, having a radius of 37.50 feet through a central angle of  $82^{\circ}39'59''$  an arc length of 54.11 feet and a tangent which bears the last course;  
thence South  $00^{\circ}33'59''$  East a distance of 162 feet, more or less, to the North bank of the Samish River and the point of ending.

The sidelines of the above described description to be shortened or lengthened to terminate at the said North line of Government Lot 2, and the said North bank of the Samish River.

Situate in the County of Skagit, State of Washington.

**SUBJECT TO THE FOLLOWING EXCEPTIONS:**

**1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a corporation

Purpose: For transmission line

Dated: December 19, 1958

Recorded: December 29, 1958

Auditor's No.: 574634 in Volume 299 of Deeds, page 267



2. 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.
3. The effect, if any, of a survey of said premises recorded on January 6, 1997, under Auditor's File No. 9701060021.
4. GRANT DEED OF CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
Grantor: Mark Wheeler and Cynthia Johnson, husband and wife  
Grantee: Skagit County, a political Subdivision of the State of Washington  
Dated: October 21, 2002  
Recorded: December 13, 2002  
Auditor's No.: 200212130073
5. DEED OF CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
  
Grantor: Mark Wheeler and Cynthia Johnson, husband and wife  
Grantee: Wetlands America Trust, Inc., a non-profit corporation organized under the laws of the District of Columbia  
Dated: December 20, 2002  
Recorded: May 5, 2004  
Auditor's No.: 200405050019



200505060174  
Skagit County Auditor

5/6/2005 Page

5 of

5 3:37PM