



200508160223

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: Bill Reynolds
Address: 1033 36th Ave NE
Olympia, WA 98506

117681-S

Tax# P109295

LAND TITLE OF SKAGIT COUNTY

BARGAIN AND SALE DEED

THIS INDENTURE, made this 10th day of August, 2005 by and between The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C., 20420, hereinafter referred to as grantor for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, bargains, sells, and conveys to Bill Reynolds and Cheryl Reynolds, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

See Attached Exhibit "A" attached hereto and made a part hereof

Lot 21 BIG LAKE HEIGHTS

Subject to: see attached exhibit B attached hereto and made a part hereof.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

BARBARA J. DARLING
By: Senior Manager, VA REO

Its:

Ocwen Loan Servicing LLC
Pursuant to a delegation of authority
Contained in 38 C.F.R. § 36.4342 (f)

4442
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 16 2005

STATE OF Florida)

) ss.

COUNTY OF Orange)

On this date, before me personally appeared

BARBARA J. DARLING
Senior Manager, VA REO

Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida, aforesaid, this 15th day of August, 2005.

Kavitaben R. Mehta
Notary Public:

NOTARY PUBLIC-STATE OF FLORIDA
Kavitaben R. Mehta
Commission # DD454685
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

EXHIBIT "A"

Lot 21, "BIG LAKE HEIGHTS," as per plat recorded in Volume 16 of Plats, pages 118 through 120, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

SUBJECT TO:

A. TERMS AND CONDITIONS OF DRAINAGE IMPROVEMENT PERMIT:

Recorded: July 10, 1995
Auditor's No.: 9507100104

B. TERMS AND CONDITIONS OF SEWER EXTENSION AGREEMENT:

Recorded: August 14, 1995
Auditor's No.: 9508140065

C. Provisions contained in the Dedication of said Plat, as follows:

"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.

Following original reasonable grading of roads and ways 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 re-routing shall be dome by and at the expense of such owner."

D. Easement provisions contained on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior ten feet parallel with and adjoining the street frontage of all lots, tracts and common areas in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, gas, television cable and other utility services. Together with the right to enter upon the lots and tracts at all times for the purpose herein stated. Drainage easements designated on the plat are hereby reserved for and granted to Skagit County except those designated on the plat as private easements. Together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or build an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement."

E. Water Pipeline Easement on the face of said Plat, as follows:

"Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris, trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement."



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EXHIBIT "B"

CONTINUED.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed by: Plat of said addition
Purpose: Drainage
Area Affected: Northeasterly 15 feet

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 1, a municipal corporation
Purpose: A perpetual right-of-way or easement for sewer mains with the necessary appurtenances
Area Affected: The Northwesternly 5.00 feet
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No.: 9607170042

H. EASEMENT SHOWN ON PLAT, AS FOLLOWS:

For: Sewer
Affects: Northwesternly 5 feet



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