

AFTER RECORDING MAIL TO:

Mr. Jeffrey E. Osborne

5752 Gilkey Ave
Bow, Wa. 98232



200509300196

Skagit County Auditor

9/30/2005 Page 1 of 4 1:39PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86182

Bargain and Sale Deed

Grantor(s): Skagit State Bank
Grantee(s): Jeffrey E. Osborne
Abbreviated Legal:

FIRST AMERICAN TITLE CO.

B 86182-1

Section 11, Township 34, Range 3; SE - SE
Tax Account No. 340311-0-041-0005 (P21425)

THE GRANTOR(S) Skagit State Bank

for and in consideration of **TWO HUNDRED NINETY THOUSAND AND NO/100 Dollars \$ 290,000.00**, and as **Part of an IRS 1031 Tax Deferred Exchange**

in hand paid, bargains, sells, and conveys to **Jeffrey E. Osborne, an unmarried man**
the following described estate, situated in the County of **Skagit**, state of Washington:

Parcel "A":

Lot "A" of Short Plat No. 76-80, approved July 23, 1980 and recorded July 24, 1980, under Auditor's File No. 8007240028, in Volume 4 of Short Plats, page 151, records of Skagit County, Washington; being a portion of the Southeast ¼ of Section 11, Township 34 North, Range 3 East, W.M..

TOGETHER WITH a non-exclusive easement for access and utilities over and across that certain 20 foot wide access and utility easement as delineated on the face of said Short Plat No. 76-80.

Parcel "B":

The portion of the Southeast ¼ of the Southeast ¼ of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of Lot "A" of Short Plat No. 76-80, approved July 23, 1980 and recorded July 24, 1980, under Auditor's File No. 8007240028, in Volume 4 of Short Plats, page 151, records of Skagit County, Washington; thence North 1°59'08" East along the East line of said Lot "A", a distance of 138.04 feet; thence South 88°01'27" East, a distance of 200 feet; thence South 1°59'08" West, a distance of 138.04 feet to a point which is South 87°48'37" East, a distance of 200 feet from the point of beginning; thence North 87°48'37" West, a distance of 200 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for access and utilities over and across that certain 20 foot wide access and utility easement as delineated on the face of said Short Plat No. 76-80, approved July 23, 1980 and recorded July 24, 1980, under Auditor's File No. 8007240028 in Volume 4 of Short Plats, page 151, records of Skagit County, Washington;

EXCEPT that portion thereof lying within the boundaries of the main tract hereinabove described, Assessor's Property Tax Parcel/Account Number : 340311-0-041-0005, P21425

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.

Subject to Covenants, Conditions, Restrictions and easements, if any, as per attached Exhibit "A"

Dated: 9/26/05

Skagit State Bank

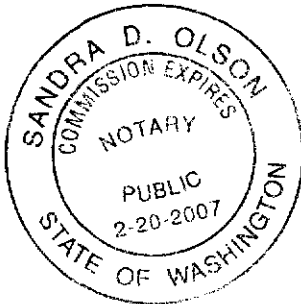
By: Gary Medcalf
Title: Vice-President

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gary Medcalf the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Vice President of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9-27-05

Sandra D Olson
Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07



5471
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2005

Amount Paid \$ 5167.00
By Lio Skagit Co. Treasurer Deputy

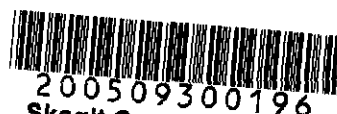


EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Valley Packing Corporation
Recorded: July 3, 1939
Auditor's No.: 314712
Purpose: Pipeline
Area Affected: Exact location undisclosed on the record

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Valley Packing Corporation
Recorded: July 3, 1939
Auditor's No.: 314711
Purpose: Pipeline
Area Affected: Exact location undisclosed on the record

C. Any question that may arise due to an encroaching shed located in the Southeast corner of the subject property, as disclosed by said Short Plat No. 76-80.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 76-80
Recorded: July 24, 1980
Auditor's No.: 8007240028

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts
3. Sewage disposal – Individual septic system
4. Water – P.U.D.

E. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Nelles & Zoberst dba Avon Meat Packing Co.
Recorded: September 16, 1980
Auditor's No.: 8009160008
As Follows:

As a condition and consideration for purchaser's use of said easement road, purchasers shall and do hereby agree to keep and maintain said easement road in a useable condition for 2-wheel drive vehicles and free at all times from dust, such that no dust drifts onto sellers' property or ir enjoyment of said property.



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mount Baker Evergreens, Inc.
Recorded: September 16, 1980
Auditor's No.: 8009160008
Purpose: Access and utilities
Area Affected: North 20 feet

G. RESERVATION CONTAINED IN DEED

Executed by: Eldon and Mary Nelles
Recorded: October 12, 1982
Auditor's No.: 8210120035
As Follows:

"Grantors herein expressly reserve to themselves, their heirs, successors and assigns, a non-exclusive easement for ingress, egress and utilities over and across that certain twenty foot wide access and utility easement as delineated on the face of said Short Plat No. 76-80, and lying within the boundaries of the main tract set forth above."

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9807270020
Document Title: Title Notification
Regarding: Property adjacent to designated Natural Resource Lands



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