



200606260121

Skagit County Auditor

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AFTER RECORDING MAIL TO:

David G. Medina
2611 39th Ave W.
Seattle, WA 98199

Filed for Record at Request of:
Law Offices Of John R. Wagner, P.S.
Escrow Number: 050738LD

CHICAGO TITLE CO.

1C 36286

BARGAIN AND SALE DEED

Grantor: Frontier Bank, as Trustee for the Thomas R. Kelly Self Direct Individual Retirement Account
Grantee: David G. Medina

Abbreviated Legal:

Assessor's Tax Parcel Number(s): 3938-001-116-0000

THE Grantor, Frontier Bank, as Trustee for the Thomas R. Kelly Self Direct Individual Retirement Account

for and in consideration of **ONE HUNDRED FIVE THOUSAND AND NO/100 Dollars \$ 105,000.00**,
in hand paid, bargains, sells, and conveys to **David G. Medina, a single man**
the following described estate, situated in the County of Skagit, state of Washington:

LOT 115 AND THE EAST HALF OF LOT 116, BLOCK 1, AND LOT 76 AND THE EAST HALF OF LOT 77, BLOCK 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 49 THROUGH 54, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

See attached Exhibit "A" for special exceptions.

The Grantor for **himself/herself** and for **his/her** 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 will forever warrant and defend the said described real estate.

Dated: 6/21/06

Frontier Bank, as Trustee for the Thomas R. Kelly
Self Direct Individual Retirement Account

Judy A. Castle
By: Judy Castle, Trust Officer

3170
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

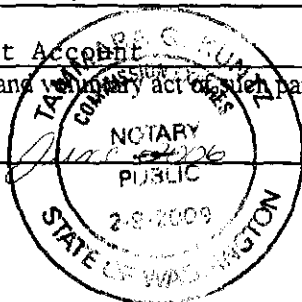
JUN 26 2006

Amount Paid \$ 1874.00
Skagit Co. Treasurer
By MAN Deputy

STATE OF Washington }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Judy Castle
is/are the _____ who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge it as the Trust Officer of
Frontier Bank, as Trustee for the Thomas R. Kelly Self Direct Individual

Retirement Account
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 21 June 2006

Tammaria S. Hunt

Notary Public in and for the State of Washington
Residing at Arlington, WA
My appointment expires: 2-9-2009

EXHIBIT A

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937
Auditor's No(s): 288266, records of Skagit County, Washington
In favor of: State Division of Forestry
For: To construct and maintain a road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: October 3, 1945
Auditor's No(s): 383721, records of Skagit County, Washington
In favor of: Puget Sound Pulp and Timber Co., a corporation
For: Right-of-way
3. Restrictions contained on the face of said plat, as follows:
 - A. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
 - B. No lots shall be used for commercial business or manufacturing purposes.
 - C. No building shall be constructed closer than 10 feet to any lot boundary.
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
6. Any question that may arise due to shifting or change in the course of Lake Cavanaugh or due to said lake having shifted or changed its course.
7. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Lake Cavanaugh, if navigable.



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