



200807170003

Skagit County Auditor

7/17/2008 Page

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5 8:48AM

WHEN RECORDED RETURN TO

LEPAGE DEVELOPMENT LLC

450 Shattuck Ave S #201

Renton Wa 98057



CHICAGO TITLE INSURANCE COMPANY

1C45558

005132607

BARGAIN AND SALE DEED

THE GRANTOR
BANNER BANKfor and in consideration of ONE MILLION SIX HUNDRED THIRTY-EIGHT THOUSAND EIGHT
HUNDRED NINETY-EIGHT AND 00/100

Dollars (\$ 1,638,898.00)

in hand paid, bargains, sells, and conveys to
LEPAGE DEVELOPMENT LLC

the following described real estate situated in the County of skagit State of Washington:

2328
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 17 2008

Amount Paid \$ 29,177.38

Skagit Co. Treasurer

By *mem* Deputy

PTN SE NE 17-34-4

Tax Parcel Number(s): 340417-1-014-07-0207/P25889

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: JULY 2, 2008

BANNER BANK

BANNER BANK

Elaine Wilcox VP

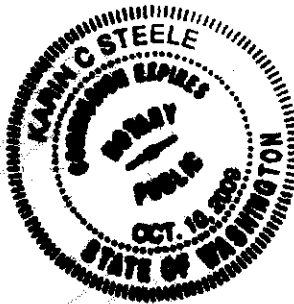
Elaine Wilcox

LPB15/KLC/0606

STATE OF WASHINGTON COUNTY OF King
ON THIS 15 DAY OF July, 2008, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED Elaine Wilcox AND TO ME
KNOWN TO BE THE VP AND OF THE CORPORATION THAT
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT
TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE
USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT she is
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED
THERETO (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Karin C. Steele
NOTARY SIGNATURE

PRINTED NAME: KARIN C. STEELE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Inchamash City
MY COMMISSION EXPIRES 10-10-09



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Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5132607

EXHIBIT "A"

PARCEL A:

The South 1,122.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 550 feet thereof;

EXCEPT the East 214 feet thereof;

AND EXCEPT the North 15.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 17;

AND ALSO EXCEPT Tract A of Survey recorded August 4, 1997 under Auditor's File No. 9708040071 in Volume 19 of Surveys, page 153, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

The South 1,122.5 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 565.33 feet thereof.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The North 285.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL D:

A non-exclusive easement of ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The East 98.5 feet of the West 143.5 feet of the North 250 feet of the South 280 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the West 45 feet of the North 250 feet of the South 280 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXHIBIT/RDA/0999



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EXHIBIT A

Escrow No.: 5132607

TOGETHER WITH the East 15 feet of the North 250 feet of the South 280 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL F:

A non-exclusive easement for ingress, egress and utilities over and across the West 354.56 feet of the East 568.56 feet of the North 25 feet of the South 1,147.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 17.

Situated in Skagit County, Washington.

PARCEL G:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Southwest corner of the West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence South $87^{\circ}55'03''$ East, 184.03 feet to the Southeast corner of said West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet;

Thence North $1^{\circ}01'55''$ East, 60.01 feet along the East line thereof to the Northeast corner thereof;

Thence North $87^{\circ}55'03''$ West 90.14 feet along the North line of said South 1,182.5 feet to a point of curvature;

Thence along the arc of said curve concave to the Southeast having a radius of 130.00 feet, through a central angle of $32^{\circ}03'12''$, an arc distance of 72.73 feet to a point of tangency;

Thence South $60^{\circ}01'45''$ West, 0.34 feet to the North line of the South 1,162.5 feet of said subdivision;

Thence North $87^{\circ}55'03''$ West, 24.24 feet along said North line to the West line of said East 214 feet to the North 1,182.5 feet of said subdivision;

Thence South $1^{\circ}01'55''$ West, 40.01 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.

PARCEL H:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Northwest corner of said West 184 feet of the East 214 feet of the South 1,122.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence South $87^{\circ}55'03''$ East, 92.79 feet along the North line of said South 1,122.5 feet to a cusp;

Thence along the arc of a curve concave to the Southeast having a radius of 70.00 feet and an initial tangent bearing of North $87^{\circ}55'03''$ West, through a central angle of $32^{\circ}03'12''$, an arc distance of 39.16 feet to a point of tangency;

Thence South $60^{\circ}01'45''$ West, 28.62 feet to a point of curvature;

Thence along the arc of a curve concave to the Northwest having a radius of 130.00 feet, through a central angle of $14^{\circ}54'00''$, an arc distance of 33.81 feet to the West line of said East 214 feet of the South 1,122.5 feet to the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence North $1^{\circ}01'55''$ East 39.90 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5132607

PARCEL I:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Commencing at the Southeast corner of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

Thence North 01°01'55" East along the East line of said subdivision a distance of 843.99 feet; Thence North 87°55'04" West parallel to the South line of said subdivision to a point on a line parallel with and 214.00 feet distance, as measured perpendicularly from said East line of said subdivision, said point being the true point of beginning;

Thence North 87°55'04" West, a distance of 30.01 feet;

Thence South 01°01'55" West, a distance of 71.60 feet to the beginning of a tangent curve of 95.00 foot radius concave Northeasterly;

Thence Southeasterly through a central angle of 46°49'35" for a distance of 77.64 feet, to a point of on the West line of Lot 2 of Mount Vernon Short Plat 4-87, as recorded in Volume 8 of Short Plats, page 8, under Auditor's File No. 8712210075, records of Skagit County, Washington;

Thence North 01°01'55" East along the West line of said Lot 2 and the Northerly projection thereof, a distance of 140.33 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL K:

A non-exclusive easement established by document recorded under Auditor's File No. 9510100090, records of Skagit County, Washington, for ingress, egress and utilities over and across the South 30 feet of Lot 2 of Mount Vernon Short Plat No. MV-4-87, approved December 17, 1987 and recorded December 21, 1987, as Auditor's File No. 8712210075, in Volume 8 of Short Plats, page 8, records of Skagit County, being a portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across both the South 15 feet of Lot 1 of said short plat, and the North 15 feet of the South 45 feet of Lot 2 of said Short Plat.

Situated in Skagit County, Washington.

EXHIBIT/FDA/999



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