



200908100082
Skagit County Auditor

8/10/2009 Page 1 of 3 9:52AM

When recorded return to:

Mr. and Mrs. Bradley Quinton
109 Widnor Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 97986

BARGAIN AND SALE DEED

97986-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard H. Smith and Patricia A. Smith, husband and wife for and in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 Dollars \$ 165,000.00**, in hand paid, bargains, sells, and conveys to **Bradley Quinton and Miranda Quinton, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

Lots 43 and 44, "PLAT OF WIDNOR DRIVE", as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington;

EXCEPT those portions of said Lots 43 and 44 described as follows:

Commencing at the Northeast corner of said Lot 44, "PLAT OF WIDNOR DRIVE"; thence South 1 degree 02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning; thence continue South 1 degree 02'50 West 91.50 feet along the East line of Lots 44 and 43, to the Southeast corner of said Lot 43; thence North 88 degrees 13'06" West 103.76 feet along the South line of said Lot 43 to the Southwesterly corner thereof; thence North 1 degree 02'50" East 21.00 feet along the Westerly line of said Lot 43; thence South 88 degrees 13'06" East 83.76 feet parallel with said South line of Lot 43; thence North 1 degree 02'50" East 70.50 feet parallel with the East line of said Lots 43 and 44 to a point bearing North 88 degrees 13'06" West from the true point of beginning; thence South 88 degrees 13'06" East 20.00 feet parallel with the South line of said Lot 43 to the true point of beginning;

(Also known as Parcel "A" of Survey approved by City of Mount Vernon, January 18, 2001, and recorded January 31, 2001 under Auditor's File No. 200101310082.)

TOGETHER WITH AND SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, and personal enjoyment over, under and across those portions of Lots 42 - 44, said "PLAT OF WIDNOR DRIVE" as delineated on the face of that certain City of Mount Vernon Boundary Line Adjustment Survey, recorded January 31, 2001, under Skagit County Auditor's File No. 200101310082, more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, "PLAT OF WIDNOR DRIVE"; thence South 1 degree 02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning; thence North 88 degrees 13'06" West 20.00 feet, parallel with the North line of said Lot 44; thence South 1 degree 02'50" West 70.50 feet; thence South 88 degrees 13'06" East 20.00 feet to the East line of said Lot 43, "PLAT OF WIDNOR DRIVE" at a point bearing South 1 degree 02'50" West from the true point of beginning; thence North 1 degree 02'50" East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Tax Parcel Number(s): P54923, 3771-000-044-0009

Dated: August 3, 2009

Richard H. Smith

Patricia A. Smith

2402
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 10 2009

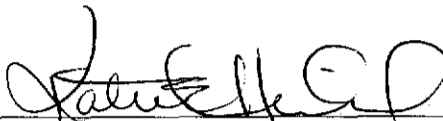
Amount Paid \$ 2942.00
By Skagit Co. Treasurer
Deputy

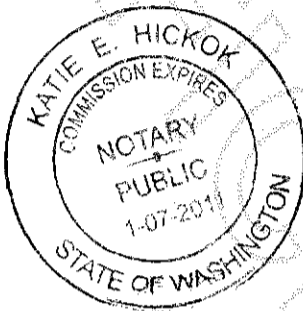
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard H. Smith and Patricia A. Smith, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

8509





Notary Public in and for the State of
Residing at Mt Vernon
My appointment expires: 1/07/2011

Washington



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8/10/2009 Page 2 of 3 9:52AM

Exhibit A

EXCEPTIONS:

A. Right shown on the face of the plat to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original, reasonable grading of the roads shown on the face of the plat.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For:

Utility easement

Affects:

5 feet of subject property

C. RESTRICTIONS ON OTHER TRACTS IN SAID PLAT IMPOSED BY VARIOUS INSTRUMENTS OF RECORD, WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
2. All homes must be skirted or have perimeter concrete foundation, concrete blocks accepted.
3. Driveways and landscaping to be completed by lot purchaser.
4. All utilities to be kept underground.

D. Covenants, conditions and restrictions contained in instrument recorded under Auditor's No. 200101260093.

E. Matters as disclosed and/or delineated on the face of that survey recorded January 31, 2001 under Auditor's File No. 200101310082, records of Skagit County.



200908100082
Skagit County Auditor

8/10/2009 Page 3 of 3 9:52AM