

**POOR ORIGINAL**

When recorded return to:  
Anthony Deluca  
25473 Morford Court  
Sedro Woolley, WA 98284




201005170115

Skagit County Auditor

5/17/2010 Page 1 of 4 2:08PM

Filed for record at the request of:

 CHICAGO TITLE INSURANCE COMPANY  
1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Order No.: 245330118

**CHICAGO TITLE**

**BARGAIN AND SALE DEED 620010250**

THE GRANTOR(S)

Business Bank of Skagit County

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

Anthony J. Deluca, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

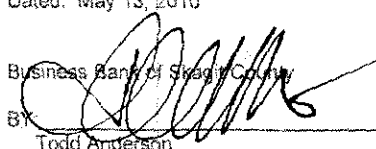
Abbreviated Legal: (Required if full legal not inserted above.)

<sup>S</sup>  
Lot 3, Short Card PL-06-0108

Tax Parcel Number(s): P124583

Dated: May 13, 2010

Business Bank of Skagit County

By   
Todd Anderson  
Senior Vice President

1401  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 17 2010

Amount Paid \$ 6573.20  
By  MF Deputy  
Skagit Co. Treasurer

BARGAIN AND SALE DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that TODD ANDERSON (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the SENIOR VICE PRESIDENT (type of authority, e.g., officer, trustee, etc.) of BUSINESS BANK (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

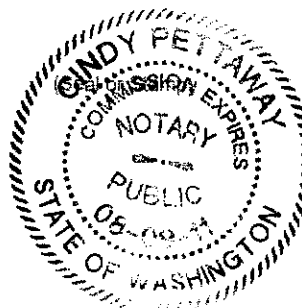
Dated: May 17, 2010

Signature

NOTARY PUBLIC

Title

My appointment expires: 08-09-11



201005170115  
Skagit County Auditor

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124883**

---

Parcel A:

Lot 3, Short Card PL-06-0108, approved and recorded August 18, 2006 under Auditor's File No. 200608180121, records of Skagit County, Washington and being a portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian.

Parcel B:

An easement for ingress, egress and utilities over, under and across a portion of Lot 4 as delineated as Morford Court on the face of Short Plat Card PL-06-0108 and being a portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian;

TOGETHER with rights and easement as defined in Private Roadway Maintenance Declaration recorded August 18, 2006 under Auditor's File No. 20060818-122, records of Skagit County, Washington.

Situated in Skagit County, Washington



201005170115  
Skagit County Auditor

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Laying and maintaining a water line and erecting and maintaining a telephone line  
Recording Date: July 22, 1910  
Recording No.: 80393  
Affects: Exact location not disclosed on the record

2. Any interest in any oil, gas and/or minerals, as disclosed by document  
Entitled: Reservation  
Recording Date: December 23, 1943  
Recording No.: 368002

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

3. Reservation of the right to keep and maintain its pipe line or water main system over and across said property with right to enter thereon for the purpose of repairing and maintaining said lines as contained in deed from the Receivers of Clear Lake Lumber Company to H.C. Peters recorded in Volume 152 of Deeds, page 125.  
Affects: A portion in the Southwest Quarter of the Southeast Quarter

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1  
Purpose: Water pipe line  
Recording Date: November 29, 1944  
Recording No.: 376296  
Affects: Portion of Lot 4

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on said Short Card PL-06-0108:

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: August 18, 2006  
Recording No.: 200608180122

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 28, 2006  
Recording No.: 200608280129  
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee



201005170115  
Skagit County Auditor