

**When recorded return to:**

Jeffrey Erickson  
4113 Kingsway  
Anacortes, WA 98221



201006080029  
Skagit County Auditor

Filed for record at the request of:

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CHICAGO TITLE INSURANCE COMPANY

770 NE Midway Blvd.  
Oak Harbor, WA 98277

Order No.: 620010642 ✓

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

Reed Transtrom, Personal Representative of the Estate of Junior B. Cooksey, deceased Probate No. 09-4-00330-1 Superior Court for Skagit County

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

Jeffrey Pat Erickson, a single person, as his separate estate

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

Tract 7, PLAT OF KINGSGATE, DIV. NO. 2, according to the plat thereof recorded in Volume 12 of Plats, page 34, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P81033  
4385-000-007-0000

The Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of the deed of 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 will forever warrant and defend the said described real estate.

Subject to: Restrictions, Reservations and Easements of record. See Exhibits "A and B" attached hereto and by reference made a part hereof.

Dated: June 2, 2010

Estate of Junior B. Cooksey, deceased

BY: Reed Transtrom PR  
Reed Transtrom  
Personal Representative

1663  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 08 2010

Amount Paid \$ 2942.<sup>00</sup>  
Skagit Co. Treasurer  
By mem Deputy

**BARGAIN AND SALE DEED**  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that REED TRANSTROM (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 PERSONAL REPRESENTATIVE (type of authority, e.g., officer, trustee, etc.) of ESTATE OF JUNIOR B COCKSEY DECEASED (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: June 4, 2010

Marcie K. Paleck  
Signature

MARCIE K. PALECK

Conceal Officer  
Title



My appointment expires: October 15 2012  
RESIDING IN MOUNT VERNON



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**EXHIBIT "A"**

1. Easement delineated on the face of said plat;  
For: Public utilities and appurtenances  
Affects: The exterior 7 feet of the front of all lots adjacent to street

2. Provisions contained on the face of said plat, as follows:

The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Granted hereby is a waiver of all claims for damages against the City of Burlington which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said roads.

All lots in this plat are restricted to residential use and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 85 feet in width on the building line.

All buildings in this plat shall conform to local flood hazard zone regulation.

3. Agreement, including the terms and conditions thereof, entered into;  
By: The City of Burlington, a municipal corporation of the State of Washington  
And Between: Kingsgate Development Corporation  
Recorded: December 19, 1978  
Auditor's No.: 893351, records of Skagit County, Washington  
Providing: Sewer facilities and reimbursement of costs by subsequent users

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: May 12, 1982  
Auditor's No(s): 8205120029, records of Skagit County, Washington  
Executed By: Kingsgate Development Corporation, a Washington corporation

5. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company of the Northwest, Nationwide Cablevision Inc., and their respective successors and assigns under the exterior seven (7) feet of the front of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, cable television services, together with the right to enter upon the lots at all times for the purposes stated. Also, hereby granted is the right to use the private streets and roadway, if any.



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## EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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