

When recorded return to:

Mr. and Mrs. Michael L. Sargent  
9280 Bay View Edison Road  
Bow, WA 98232



201008300098

Skagit County Auditor

8/30/2010 Page 1 of 3 10:39AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-02701-10

**BARGAIN AND SALE DEED**

PTN GOV LOT 1 19-35-3

GUARDIAN NORTHWEST TITLE CO.

THE Prime Pacific Bank, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to Michael L. Sargent and Lisa A. Sargent, Husband and Wife the following described estate, situated in the County of Skagit, State of Washington:

100163-1

See attached Exhibit "A" / attached Exhibit "B"

Tax Parcel Number(s): P124736

Dated: 08/11/2010

2621  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Prime Pacific Bank

  
By: Chuck Dodd, Senior Vice President

AUG 30 2010

Amount Paid \$ 8015.00  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
County of SNOTOMISH

} SS:

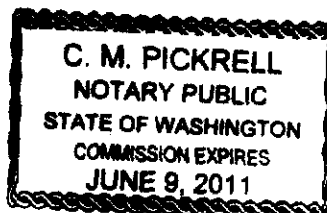
I certify that I know or have satisfactory evidence that Chuck Dodd

is the person who appeared before me and said person acknowledged that he signed this instrument on oath and stated that he is/are authorized to execute the instrument and acknowledge it as the Senior Vice President of Prime Pacific Bank

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-24-10

C. M. Pickrell  
Notary Public in and for the State of Washington  
Residing at Bethel  
My appointment expires: 06-09-11



**Exhibit "A"**  
**Legal Description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 1 in Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at a point on the South line of said Government Lot 1 that bears North  $89^{\circ}45'00''$  West 1,149.34 feet from the Southeast corner, more or less, to the West line of the County Road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North  $1^{\circ}20'31''$  East; thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of  $22^{\circ}19'09''$ , an arc distance of 536.85 feet to the true point of beginning; thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1,378.14 feet and a central angle of  $11^{\circ}36'18''$ , an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973, and recorded June 20, 1973, under Auditor's File No. 788810, records of Skagit County, Washington, as established from physical survey for Lester C. Merritt by J.A. Newman, Professional Land Surveyor and unrecorded survey map dated March 5, 1973, also known as Short Plat No. 19-73 currently on file with the Skagit County Public Works Department; thence leaving said road North  $38^{\circ}24'54''$  West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge; thence Southerly along the base of said ridge on the following courses and distances; thence South  $35^{\circ}16'57''$  West, 117.26 feet; thence South  $13^{\circ}26'08''$  West, 82.90 feet; thence South  $33^{\circ}11'18''$  West, 81.41 feet; thence South  $17^{\circ}30'04''$  West, 122.42 feet to a point which bears North  $75^{\circ}01'43''$  West, a distance of 164.70 feet, more or less, from the point of beginning; thence departing said base of ridge South  $75^{\circ}01'43''$  East, a distance of 164.70 feet to the point of beginning.



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Exhibit "B"

RESERVATION CONTAINED IN DEED:

Executed by: Anson B. and Ellen Moody, husband and wife  
and H.G. Goldfinch, a widow  
Recorded: December 21, 1977  
Auditor's No.: 870708

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
RECORDED SURVEY:

Recorded: July 12, 2006  
Auditor's No.: 200607120095  
Affects: Subject property

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Angela and Calvin Mordy  
Recorded: October 23, 2007  
Auditor's No.: 200710230074  
Regarding: On-site Sewage Systems Requirements

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Angela Mordy  
Recorded: December 14, 2007  
Auditor's No.: 200712140057  
Regarding: Development Activities On or Adjacent to Designated  
Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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