



201010220059  
Skagit County Auditor

When recorded return to:

Jonathan A. Porter  
4862 Humphrey Hill Road  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: E11872

POOR ORIGINAL

BARGAIN AND SALE DEED <sup>100594-1</sup>  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Vanderbilt Mortgage and Finance, Inc. for and in consideration of  
TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATION, in hand paid, bargains, sells, and conveys to Jonathan A. Porter, a  
single man the following described estate, situated in the County of Skagit, State of  
Washington:

Tract "B" Skagit County Short Plat No. 96-0108, approved April 24, 1997, and recorded May  
5, 1997 in Volume 12 of Short Plats, page 198, under Auditor's File No. 9705050109, records  
of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of  
Section 29, Township 36 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress over and across a certain parcel of  
land shown as Humphrey Lane on the face of Short Plat No. 4-84, approved September 21,  
1984, and recorded September 25, 1984, in Volume 6 of Short Plats, page 171, under  
Auditor's File No. 8409250014, records of Skagit County, Washington, being a portion of the  
Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 4 East, W.M.

ALSO TOGETHER WITH a 20 foot access and utility easement, over and across Tract "A"  
of Short Plat No. 96-0108 as shown on the face of said Short Plat.

SUBJECT TO the encumbrance, easements, restriction and reservations set forth in Exhibit "A"  
which is attached hereto and made a part thereof by this reference

Tax Parcel Number(s): P111516, 360429-4-005-0400

Dated: October 8, 2010

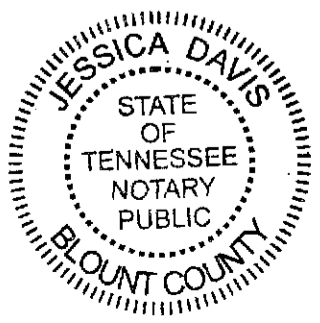
Vanderbilt Mortgage and Finance, Inc.

✓ Joseph G. Johnson  
By: Joseph G. Johnson, Authorized Agent  
STATE OF Tennessee  
COUNTY OF Blount ) SS:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3234  
OCT 22 2010  
Amount Paid \$ 3031.<sup>00</sup>  
Skagit Co. Treasurer  
By Unim Deputy

I certify that I know or have satisfactory evidence that Joseph G. Johnson  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Authorized Agent of Vanderbilt Mortgage and Finance, Inc  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-18-10



[Signature]  
Notary Public in and for the State of Tennessee  
Residing at Blount County  
My appointment expires: 2-25-14

Exhibit "A"

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:**

Recorded: November 21, 1984  
Auditor's No.: 8411210024  
Purpose: Ingress, egress and utilities  
Area Affected: Portion within Humphrey Lane as delineated on the face of Short Plat No. 4-84 (Includes road maintenance provisions)

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: 96-0108  
Recorded: May 5, 1997  
Auditor's No.: 9705050109

Said matters include but are not limited to the following:

1. Water will be supplied from individual water systems. Contact the Skagit County Planning and Permit Center to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement. An existing well is located on Tract "A".
2. Sewer disposal will be individual septic systems.
3. All maintenance and/or construction of the private roads is the responsibility of the lot owners and shall be in direct relationship to usage of said roads.
4. The Short Plat and date of approval shall be included in all deeds and contracts.
5. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an official designated boundary of Skagit County Fire District.
6. Change in location of access may necessitate change of address. Contact Skagit County Public Works.
7. Mislocated fencelines along the South line of Tracts "A" and "B"
8. 200 foot Wetland Protection buffer at West end of Tract "B"
9. Future building site on Tract "B"



201010220059  
Skagit County Auditor

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Humphrey Hill Water Systems  
And: Mark Cornett  
Recorded: July 15, 1997  
Auditor's No.: 9707220077  
Regarding: Water system

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 10, 2000  
Recorded: August 8, 2001  
Auditor's No.: 200108080099  
Executed By: Various owners

Said document creates easement and includes the Articles of Association of the Humphrey Hill Water Association.

Said documents is a re-recording of Auditor's File No. 200105040037.

Notice of Association with said association recorded May 28, 2004 under Auditor's File No. 200405280265.

