

When recorded return to:
Gretchen Moore
705 Quinntat Drive
Burlington, WA 98233



201110250032
Skagit County Auditor

10/25/2011 Page 1 of 2 11:08AM

Recorded at the request of:
Guardian Northwest Title
File Number: 102462

BARGAIN AND SALE DEED

102462

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert N. Larsen and Mary Hughes Larsen, husband and wife for and in consideration of **TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, bargains, sells, and conveys to **Gretchen Moore, an unmarried individual** the following described estate, situated in the County of **Skagit, State of Washington:**

Lot 34, "PLAT OF KINGSGATE DIV. NO. 2", as per plat recorded in Volume 12 of Plats, page 34, records of Skagit County, Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): **P81060, 4385-000-034-0007**

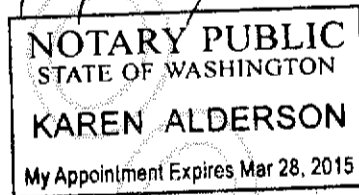
Dated: 10-18-11

Robert N. Larsen

Robert N. Larsen

Mary Hughes Larsen

Mary Hughes Larsen



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert N. Larsen and Mary Hughes Larsen, 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: 10-19-11

Karen Alderson

Printed Name: Karen Alderson
Notary Public in and for the State of
Residing at Bellingham, WA
My appointment expires: 3/28/2015

Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113204
OCT 25 2011

Amount Paid \$ 3662.⁹⁰
Skagit Co. Treasurer
By *Adam* Deputy

Exhibit "A"

EXCEPTIONS:

A. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

Between: The City of Burlington, a municipal corporation of the State of Washington
And: Kingsgate Development Corporation
Dated: December 8, 1978
Recorded: December 19, 1978
Auditor's No.: 893351

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTINUED IN DECLARATION OF PROTECTIVE RESTRICTION, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: May 12, 1982
Recorded: May 12, 1982
Auditor's No.: 8205120039
Executed By: Kingsgate Development Corporation, a Washington corporation

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Kingsgate Division No. 2
Recorded: November 22, 1978
Auditor's No.: 891786

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon 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 and vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and 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."

2. "...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."

3. "All buildings in this Plat shall conform to local flood hazard zone regulation."



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