

When recorded return to:

Coho Northwest LLC
P.O. Box 319
Anacortes, WA 98221

Recorded at the request of:

File Number: A102859



201112280010
Skagit County Auditor

12/28/2011 Page 1 of 4 10:41AM

BARGAIN AND SALE DEED

A102854

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Washington Federal Savings, a United States corporation for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Coho Northwest LLC, a Washington limited liability company** the following described estate, situated in the County of **Skagit**, State of **Washington**:

PARCEL "A":

Lots 1, 2 and 4 through 13, inclusive, and Lots 15 through 25, inclusive, "THE WOODS AT SUNSET COVE", as approved October 15, 2007, recorded October 17, 2007 under Auditor's File No. 200710170081, records of Skagit County, Washington.

PARCEL "B":

Lot 4, Block 9, "PLAT OF WOOD'S ADDITION TO ANACORTES", according to the plat thereof, recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington.

PARCEL "C":

Lots 2 through 5, inclusive, Block 10, "PLAT OF WOOD'S ADDITION TO ANACORTES", according to the plat thereof, recorded in Volume 4 of Plats, page 35, 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): P126708, 4941-000-001-0000, P126709, 4941-000-002-0000, P126711, 4941-000-004-0000, P126712, 4941-000-005-0000, P126713, 4941-000-006-0000, P126714, 4941-000-007-0000, P126715, 4941-000-008-0000, P126716, 4941-000-009-0000, P126717, 4941-000-010-0000, P126718, 4941-000-011-0000, P126719, 4941-000-012-0000, P126720, 4941-000-013-0000, P126722, 4941-000-015-0000, P126723, 4941-000-016-0000, P126724, 4941-000-017-0000, P126725, 4941-000-018-0000, P126726, 4941-000-019-0000, P126727, 4941-000-020-0000, P126728, 4941-000-021-0000, P126729, 4941-000-022-0000, P126730, 4941-000-023-0000, P126731, 4941-000-024-0000, P126732, 4941-000-025-0000, P60647, 3839-009-004-0008, P60655, 3839-010-005-0005

Dated: December 16, 2011

Washington Federal Savings



By: Ricka Gerstmann, Special Assets Officer




By: Ronald L. McKenzie, Senior Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113938

DEC 28 2011

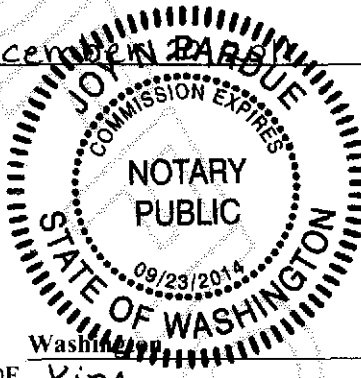
Amount Paid \$ 24,035.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington
COUNTY OF King

)
) SS:

I certify that I know or have satisfactory evidence that Ricka Gerstmann is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Special Assets Officer of Washington Federal Savings, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 20, 2011



Joy N. Pardue

Notary Public in and for the State of Washington

Residing at Seattle, WA

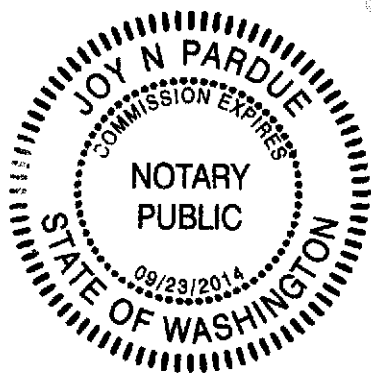
My appointment expires: 9.23.2014

STATE OF Washington
COUNTY OF King

)
) SS:

I certify that I know or have satisfactory evidence that Ronald L. McKenzie is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Senior Vice President of Washington Federal Savings, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 20, 2011



Joy N. Pardue

Notary Public in and for the State of Washington

Residing at Seattle, WA

My appointment expires: 9.23.2014



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EXHIBIT A

The following Paragraphs A through F affect Parcel "A":

A. RESERVATION CONTAINED IN DEED:

Executed by: Walton Lumber Company
Recorded: August 29, 1962
Auditor's No.: 625661

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Chaffey Homes Incorporated
Recorded: February 8, 2007
Auditor's No.: 200702080104
Purpose: Storm water drainage swale and associated drainage features

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: February 8, 2007
Auditor's No.: 200702080106
Purpose: See document attached

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: June 7, 2007
Recorded: June 18, 2007
Auditor's No.: 200706180162
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

Recorded: October 17, 2007
Auditor's No.: 200710170080
Executed By: Chaffey North LLC



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

Name: The Woods at Sunset Cove
Recorded: October 17, 2007
Auditor's No.: 200710170081

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

Name: Survey
Recorded: May 19, 2008
Auditor's No.: 200805190128
Affects: Parcel "C"



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