



201202290106

Skagit County Auditor

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When recorded return to:

Lea Ann Lucky

6414 Bay View Edison Rd
Bow WA 98232

Recorded at the request of:

File Number: 103176

BARGAIN AND SALE DEED

103176
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Columbia State Bank, who acquired title as Summit Bank for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Lea Ann Lucky, a married woman, as her separate estate the following described estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., lying Westerly of the right of way line of the Great Northern Railway, as established by Deed recorded June 13, 1901 in Volume 42 of Deeds, page 492, and lying Northerly of the right of way of the Legg County Road as it existed on June 7, 1889 (said right of way having been conveyed to Skagit County by Deeds recorded January 3, 1923 and July 24, 1963, under Auditor's File Nos. 161172 and 638737, in Volume 126 of Deeds, page 205, and Volume 332 of Deeds, page 312, respectively) and lying Easterly of the right of way of the Pacific Highway, also known as Chuckanut Drive, as it existed on June 7, 1889 (said right of way having been conveyed to the State of Washington by Deeds recorded June 5, 1918 and January 14, 1931, under Auditor's File Nos. 126002 and 240277, in Volume 110 of Deeds, page 405, and Volume 156 of Deeds, page 440, respectively).

"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."

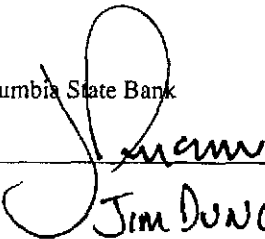
Tax Parcel Number(s): P48062, 360322-2-013-0208

Dated:

Feb 23, 2012

Columbia State Bank

By:



 Jim Duncan

Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012533

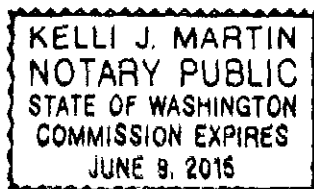
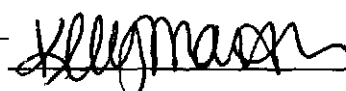
FEB 29 2012

Amount Paid \$ 3120.00
Skagit Co. Treasurer
By  Deputy
 STATE OF Washington }
 COUNTY OF Skagit Pierce } SS:

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the _____ of Columbia State Bank, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

2-23-12



Notary Public in and for the State of Washington

Residing at _____, Washington

My appointment expires: 6-09-15

Kelli J. Martin

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103176
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SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard Edison Water Association
Dated: --
Recorded: June 20, 1956
Auditor's No.: 552788
Purpose: Pipeline
Area Affected: The Southwest ¼ of the Northwest ¼, lying Westerly of railroad right-of-way, specific location undisclosed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company
Dated: --
Recorded: February 6, 1929
Auditor's No.: 220646
Purpose: Telephone line anchor and the right to keep the same free from foliage
Area Affected: The Southwest ¼ of the Southwest ¼ of the Northwest 1/4 . location undisclosed

Said easement contains the following:

"All rights granted under this permit to cease as soon as said anchor is removed."

C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Fred Wagner
Recorded: May 28, 1997
Auditor's No.: 9705280091

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

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

Executed By: Brendan M. Howley and Nathan G. McClure
Recorded: June 21, 2007
Auditor's No.: 200706210081
Regarding: Accessory Dwelling Unit

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

Executed By: Brendan M. Howley and Nathan G. McClure
Recorded: June 21, 2007
Auditor's No.: 200706210080
Regarding: Protected Critical Area Site Plan

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.

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

Executed By: Brendan M. Howley
Recorded: June 21, 2007
Auditor's No.: 200706210079
Regarding: Special Flood Hazard Area

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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