



201207050045

Skagit County Auditor

7/5/2012 Page

1 of

4 2:00PM

When recorded return to:

2351 Northshore Road
Bellingham, WA 98226

Recorded at the request of:

File Number: 103633

GUARDIAN NORTHWEST TITLE CO.

103633-1

BARGAIN AND SALE DEED

THE GRANTOR Whidbey Island Bank for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to E and R Management LLC the following described estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

P104774, P20188 & P20267

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington; being a portion of the Southeast ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East W.M..

EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded February 27, 1997, under Auditor's File No. 9702270002, records of Skagit County, Washington.

PARCEL "B":

That portion of Tract B, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington, lying East of the West line of the East 329.64 feet of the Southeast ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East W.M..

PARCEL "C":

That portion of the South 60.00 feet of the North 67.00 feet of the South ½ of the Southeast ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

PARCEL "D":

An easement appurtenant to Parcels 1 and 2 described below, for walkways, ingress and egress, the parking of motor vehicles (except for employees), loading and unloading of commercial and other delivery vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees and employees, as set forth in Reciprocal Easement Agreement recorded March 31, 1994 under Auditor's File No. 9403310170, records of Skagit County, Washington, and re-recorded April 7, 1994, under Auditor's File No. 9404070075, records of Skagit County, Washington, over those portions of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington and the Southeast ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., designated as the Easement Areas on Exhibit C of said Easement Agreement.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2012 1996
JUL 05 2012

Amount Paid \$ 10,685.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

PARCEL "1":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington; being a portion of the Southeast ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M..

TOGETHER WITH that portion of Tract B of said Short Plat lying East of the West line of the East 329.64 feet of the Southeast ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M..

PARCEL "2":

That portion of the South 60.0 feet of the North 67.00 feet of the South ½ of the Southeast ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

"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): P104774, 340418-1-017-0201, P26188, 340418-0-103-0002, P26267, 340418-1-017-0104

Dated:

7/2/12

Whidbey Island Bank

By: Mel Takehara, Vice President

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Mel Takehara is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Vice President of Whidbey Island Bank, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 2, 2012

Janice L. Verburg
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 8/15/12

Janice L. Verburg

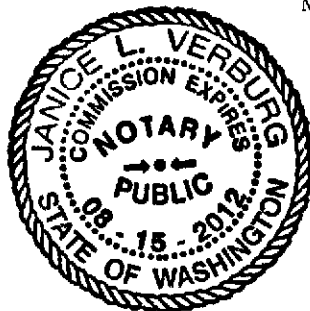


EXHIBIT A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company
Recorded: May 13, 1929
Auditor's No. 203676
Purpose: Place and maintain, etc. one anchor
Area Affected: The exact location of said anchor is not disclosed on the road

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: October 26, 1959
Auditor's No. 587129
Purpose: Construct, maintain, etc., an electric transmission and distribution line, consisting of a single line of poles
Area Affected: As staked, surveyed and agreed upon by both parties

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

Name: Short Plat MV-3-79
Recorded: April 27, 1979
Auditor's No.: 7904270002

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: October 1, 1984
Auditor's No. 8410010038
Purpose: Street and utility right-of-way
Area Affected: An undisclosed location

Said easement may have expired by its terms.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington
Recorded: July 1, 1985
Auditor's No. 8507010012
Purpose: Sidewalk and utility easement
Area Affected: Portion of the East 10 feet



201207050045
Skagit County Auditor

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Safeway, Inc.
Recorded: April 7, 1994
Auditor's No. 9404070075
Purpose: Ingress, egress, parking and other matters
Area Affected: Exact location is undisclosed

Said easement is a re-recording of Auditor's File No. 9403310170.

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

Name: Survey
Recorded: June 10, 1997
Auditor's No.: 9706100026



201207050045

Skagit County Auditor