



201207100022  
Skagit County Auditor

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**WHEN RECORDED RETURN TO:**

Andrew Rice  
4466 Prairie Lane  
Sedro Woolley, WA 98284

**DOCUMENT TITLE(S):**  
Bargain and Sale Deed

GUARDIAN NORTHWEST TITLE CO.

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

101820-1

**GRANTOR:**

Bank of America, N.A.

**GRANTEES:**

Andrew J. Rice and Becky S. Rice, husband and wife

**ABBREVIATED LEGAL DESCRIPTION:**

Section 26, Township 36, Range 4; ptn SE NW

**TAX PARCEL NUMBER(S):**

P50081, 360426-2-007-0607

When recorded return to:  
Andrew J. Rice  
4466 Prairie Lane  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: E11900

**BARGAIN AND SALE DEED**

**THE GRANTOR Bank of America, N.A.** for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Andrew J. Rice and Becky S. Rice, husband and wife** the following described estate, situated in the County of **Skagit**, State of **Washington**:

That portion of the Southeast ¼ of the Northwest ¼ of Section 26, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at an existing iron pipe at the West ¼ corner of said Section 26; thence North 89°50'00" East along the South line of said Northwest ¼ of Section 26, 1,222.65 feet to the Southwest corner of the East 99 feet of the Southwest ¼ of the Northwest ¼ of Section 26; thence North 0°19'53" West along the West line of said East 99 feet, 1,211.77 feet to the South margin of the County Road known as Warner Road; thence North 89°53'45" East along said South margin, 677.26 feet to a point to be hereinafter referred to as Point "B"; thence continue North 89°53'45" East along said South margin, 223.00 feet to an intersection with the West line of the East 520 feet of said Southeast ¼ of the Northwest ¼ of Section 26, said intersection to be hereinafter referred to as Point "A"; thence South 0°21'00" East along said West line, 205.00 feet to the true point of beginning; thence continue South 0°21'00" East along said West line, 1,005.79 feet to the South line of said Northwest ¼ of Section 26, thence South 89°50'00" West along said South line, 223.00 feet to a point that is South 0°21'00" East from said Point "B"; thence North 0°21'00" West, 1,006.04 feet to a point that is South 89°53'45" West from the true point of beginning; thence North 89°53'45" East, 223.00 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, roadway and public and private utilities, being 60 feet in width, the centerline of which is described as follows:

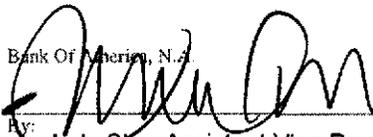
Beginning at before mentioned Point "A"; thence South 0°21'00" East, 260 feet to the terminus of said centerline.

"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): P50081, 360426-2-007-0607

Dated: ~~7/10/2012~~ 7/6/2012

Bank Of America, N.A.

  
By: Judy Shu, Assistant Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122044

JUL 10 2012

Amount Paid \$1542.22  
Skagit Co. Treasurer  
By *JAM* Deputy



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Skagit County Auditor

UNNOTIFIED

STATE OF WASHINGTON. } ss. ACKNOWLEDGMENT - Individual  
 County of \_\_\_\_\_

On this day personally appeared before me \_\_\_\_\_ to me known \_\_\_\_\_  
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_  
 signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
*Notary Public in and for the State of Washington,*  
*residing at*

My appointment expires \_\_\_\_\_

STATE OF ~~WASHINGTON~~ } AZ ACKNOWLEDGMENT - Corporate  
 County of MARICOPA } ss.

On this 6 day of July xx2012 before me, the undersigned, a Notary Public in and for the State of  
 Washington, duly commissioned and sworn, personally appeared JudyShu  
 and NA to me known to be the  
 AV President and NA Secretary, respectively, of Bank Of America NA  
 the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary  
 act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_  
 authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

TODD GABERT  
 NOTARY PUBLIC - ARIZONA  
 Maricopa County  
 My Commission Expires  
 September 14, 2015

\_\_\_\_\_  
*Notary Public in and for the State of Washington,*  
*residing at*

My appointment expires 9/14/15

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_



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UNNOTIFIED

Exhibit "A"

**EXCEPTIONS:**

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

Grantee: Adjoining property owners  
Dated: August 10, 1973  
Recorded: February 5, 1974  
Auditor's No.: 796361  
Purpose: Ingress, egress, roadway, public and private utilities  
Area Affected: The North 55 feet of the East 30 feet of the subject property

B. A letter regarding access was recorded September 29, 2010 under Auditor's File No. 201009290099 and a "License to Use", regarding driveway, was recorded October 6, 2010 under Auditor's File No. 201010060025.

**C. TERMS AND CONDITIONS OF LICENSE TO USE:**

Dated: September 2, 2011  
Recorded: September 7, 2011  
Auditor's No.: 201109070040

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

Name: Survey  
Recorded: March 12, 2012  
Auditor's No.: 201203120083



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