



201207160113  
Skagit County Auditor

7/16/2012 Page 1 of 2 10:50AM

When recorded return to:

Sharon Alder, LLC  
11703 Bayview Edison Road  
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 102109

**BARGAIN AND SALE DEED**

102109-1

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Columbia State Bank, who acquired title as Columbia Bank, successor to 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 **Sharon Alder, LLC, a Washington limited liability company** the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lots 1 through 11, inclusive, and Tracts "A" and "B", "PLAT OF QUINNS COURT", as per plat recorded May 6, 2010 as Auditor's File No. 201005060040, 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): P130121, 4994-000-001-0000, P130122, 4994-000-002-0000, P130124, 4994-000-004-0000, P130125, 4994-000-005-0000, P130126, 4994-000-006-0000, P130127, 4994-000-007-0000, P130128, 4994-000-008-0000, P130129, 4994-000-009-0000, P130130, 4994-000-010-0000, P130131, 4994-000-011-0000, P130132, 4994-000-999-0000, P130133, 4994-000-999-0100, P130123, 4994-000-003-0000

Dated: July 9, 2012

Columbia State Bank

By: James Duncan, Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 2101

JUL 16 2012

Amount Paid \$ 9,350.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Pierce } SS:

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

Dated: 7-11-12

*[Signature]*

KELLI J. MARTIN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JUNE 9, 2015

Notary Public in and for the State of Washington  
Residing at 1201 K ST TACOMA, WA  
My appointment expires: 6-09-15

# EXHIBIT A

## EXCEPTIONS:

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

Name: Survey  
Recorded: February 6, 2002  
Auditor's No.: 200202060012

### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington  
Recorded: January 8, 2010  
Auditor's No. 201001080079  
Purpose: Utility Easement  
Area Affected: West 10 feet of Tract "A" and Lots 1 through 6, inclusive

### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: June 1, 2009  
Auditor's No. 200906010103  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Area Affected: A 10 foot strip of land as constructed or to be constructed

### D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.  
Recorded: August 2, 2010  
Auditor's No. 201008020051  
Purpose: Right to construct, use, maintain, operate, add to, repair, etc. a broadband communications system, etc.  
Area Affected: Lots 1 through 6, inclusive, and Tract "A"

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

Name: Plat of Quinns Court  
Recorded: May 6, 2010  
Auditor's No.: 201005060040  
(See Informational Note "H")



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