

When recorded return to:

Cecil and Betty-Anne Ely  
2399 Skyline Way #202  
Anacortes, WA 98221

Recorded at the request of:

File Number: A103743



201207310102  
Skagit County Auditor

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**BARGAIN AND SALE DEED**

**GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTOR** Washington Federal Savings for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Cecil W. Ely, Jr. as Trustee of the Cecil W. Ely, Jr. Living Trust per Restatement dated November 3, 2011 and Elizabeth-Anne Ely as Trustee of the Elizabeth-Anne Ely Living Trust per Restatement dated November 3, 2011** the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lots 1, 2 and 3 as delineated on Chaffey Homes LLC 3 – Lot Short Plat No. 06-03, as approved on October 16, 2007 and recorded on October 19, 2007, under Auditor's File No. 200710190074, 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): P126751, 3858-000-004-0200, P126750, 3858-000-004-0100, P61813, 3858-000-004-0003, P32376, 350127-0-023-0000

Dated: July 18, 2012

Washington Federal Savings

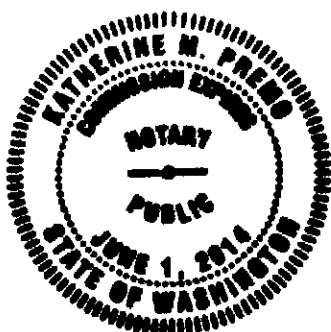
  
By: Ricka Gerstmann, Special Assets Officer

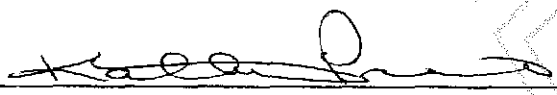
  
By: Ronald L. McKenzie, Senior Vice President

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 he/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: July 19, 2012



  
Notary Public in and for the State of Washington  
Residing at Seattle, WA  
My appointment expires: June 1, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 2306  
JUL 31 2012

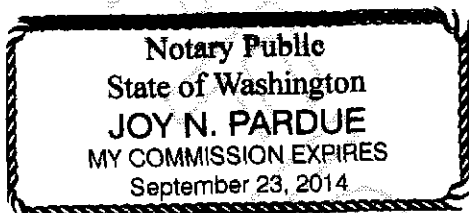
Amount Paid \$ 12,910.00  
Skagit Co. Treasurer  
By  Deputy

STATE OF: Washington }  
County Of: King } SS

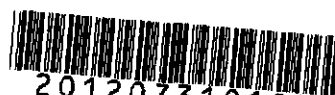
I certify that I know or have satisfactory evidence that Ronald L. McKenzie signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the Senior Vice President of Washington Federal Savings to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 19<sup>th</sup>, 2012

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

## EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 250008, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

## B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: June 1, 2007  
Recorded: June 11, 2007  
Auditor's No.: 200706110188  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

Grantee: Port of Anacortes  
Recorded: September 25, 2007  
Auditor's No. 200709250033  
Purpose: Avigation Easement  
Area Affected: Subject property

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

Name: Chaffey Homes LLC 3 - Lot Short Plat No. 06-03  
Recorded: October 19, 2007  
Auditor's No.: 200710190074

## E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Chaffey Homes, Inc.  
And: Property owners of record  
Dated: October 23, 2007  
Recorded: October 29, 2007  
Auditor's No. 200710290130  
Regarding: Joint Maintenance Agreement for Roadway in Short Plat

G. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

H. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



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