

When recorded return to:
2400 Francis Road
Mount Vernon, WA 98273



201208160098
Skagit County Auditor

8/16/2012 Page 1 of 2 1:59PM

Recorded at the request of:

File Number: 103269

BARGAIN AND SALE DEED

103269-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Columbia State Bank, who acquired title as Columbia Bank for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Louis Pinnell and Natalie Pinnell, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 1, Short Plat No. LU-04-091, approved September 18, 2006, recorded September 21, 2006, under Skagit County Auditor's File No. 200609210114, being a portion of Tract 3, City of Mount Vernon Short Plat No. MV-1-79, which was approved January 15, 1979, and recorded January 23, 1979, under Skagit County Auditor's File No. 895203 in Volume 3 of Short Plats, page 65, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 4 East, W.M..

TOGETHER WITH easements for ingress, egress, water pipeline and utilities as delineated on the face of said Short Plat No. LU-04-091.

"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): P125056, 340409-3-015-0600

Dated:

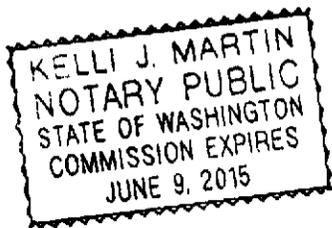
Columbia State Bank

By: James Duncan, Authorized Agent

STATE OF Washington }
COUNTY OF Skagit - 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 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: 8-13-12



Kelli J. Martin
Katie Hickok Kelli J. Martin
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2015 - 6-09-15

20122492
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 16 2012
Amount Paid \$ 3070.91
Skagit Co. Treasurer
By NF Deputy

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV-1-79
Auditor's No.: 895203

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Samuel A. Deniff and Olga Deniff, husband and wife
Dated: November 24, 1993
Recorded: December 15, 1993
Auditor's No.: 9312150114
Purpose: A driveway for vehicular and pedestrian ingress and egress
Area Affected: The 35 foot portion of Tract 3 located immediately West of Tract 4 of said Short Plat

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 19, 1995
Recorded: May 30, 1995
Auditor's No.: 9505300076
Executed by: The City of Mount Vernon, Washington, a Municipal Corporation of the State of Washington (City); and Sam Deniff (Owner)

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: LU-04-091
Recorded: September 21, 2006
Auditor's No.: 200609210114

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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Skagit County Auditor