

When recorded return to:

Mr. James A. Cocchi
18580 Colony Road
Bow, WA 98232

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 143892-OE



201209210027
Skagit County Auditor

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Grantor: Washington Federal
Grantee: James A. Cocchi

LAND TITLE OF SKAGIT COUNTY

143892-OE

BARGAIN AND SALE DEED

THE GRANTOR WASHINGTON FEDERAL f/k/a Washington Federal Savings, successor by merger to First Mutual Bank for and in consideration of FIFTY THREE THOUSAND AND NO/100 Dollars \$ 53,000.00, in hand paid, bargains, sells, and conveys to JAMES A. COCCHI, a married man, as his separate property, the following described estate, situated in the County of Skagit, State of Washington:

Tract 3 of Short Plat No. 94-043, approved November 23, 1994, and recorded November 23, 1994, under Auditor's File No. 9411230094, in Volume 11 of Short Plats, page 148, records of Skagit County, Washington, being a portion of the Southeast ¼ of the Northeast ¼ of Section 18, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 360418-1-020-0100, P106719

2012 2978
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject To: EXHIBIT "A" attached hereto and made part hereof

SEP 21 2012

Amount Paid \$ 948.40
By Skagit Co. Treasurer
NF Deputy

Dated: September 18th, 2012

Washington Federal

By: Gregory A. Peck, Senior Vice President

By: Allen L. Collins, Vice President

} SS:

the person who appeared before

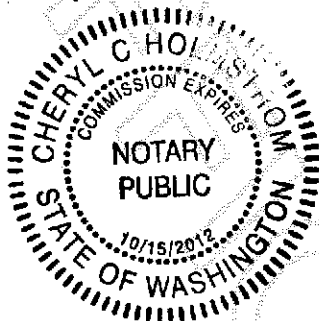
of Washington Federal

Dated: 9-19-12

Chry/C Holmstrom

Residing at Mount Vernon

My appointment expires: 10-15-2012



} SS:

the person who appeared before

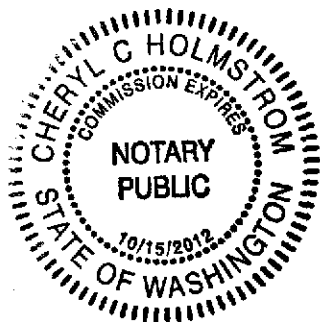
of Washington Federal

Dated: 9-18-12

Cheryl C Holmstrom

Residing at Mount Vernon

My appointment expires: 10-15-2012



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EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
Purpose: To enter and keep the guys and anchors in repair
Dated: April 25, 1925
Recorded: June 30, 1925
Auditor's No.: 185340 in Volume 137 of Deeds, page 169

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission
Area Affected: As surveyed, staked and agreed upon by both parties
Dated: May 28, 1962
Recorded: June 12, 1962
Auditor's No.: 622668

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Water District #12
Purpose: Installing a sewer line, including maintenance thereof
Area Affected: Undisclosed
Dated: March 29, 1993
Recorded: April 1, 1993
Auditor's No.: 9304010100

D. CONDITIONAL USE PERMIT AND THE TERMS AND CONDITIONS THEREOF

Permit No.: SPU 96 0057.ORD
Recorded: May 8, 1996
Auditor's File No.: 9605080040
Regarding: Reference is made to the record for full particulars

E. LOW FLOW MITIGATION SUMMARY AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Tom Gillman
Recorded: December 21, 1998
Auditor's File No.: 9812210068
As Follows:

F. Notes on said Short Plat, as follows:

- 1.) Short Plat Number and date of approval shall be included on all deeds and contracts;
- 2.) Zoning – Rural (RU);
- 3.) Water – Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement. The Health Officer recommends frequent sampling of the Lot 1 drinking water for bacteria since the existing well has no surface seal, is located 9 feet from the septic tank and 17 feet from the septic drainfield.
- 4.) Sewer – Individual on-site sewage systems, Alternative systems are proposed for Lots 1, 2 and 3 of this Short Plat which may have special design, construction, and maintenance requirements, see Health Officer for details;
- 5.) The subject property may be affected by easements or restrictions recorded in instruments filed as follows: AF #185340; Volume 323 of Deeds, page 779;



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EXHIBIT "A" (cont'd)

EXCEPTIONS CONTINUED:

F. (continued):

6.) No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of a Skagit County Fire District;

7.) Change in location of access, may necessitate a change of address, contact Skagit County Public Works.

8.) There is a drainage easement granted to Skagit County between the top of the bank and the middle of Friday Creek Channel and over a 15 foot wide strip of land adjacent to and contiguous with said channel, with the right of ingress and egress to said easement, see Ordinance No. 9763 and S.C.C. 14.36.010.

G. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the Friday Creek.

H. Any prohibition of or limitation on use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:

Survey of said Short Plat

Purpose:

Drainage

Area Affected:

30 foot strip across said premises



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