

When recorded return to:

734 Cascade Palms Court
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 104072



201209260145
Skagit County Auditor

9/26/2012 Page 1 of 3 3:42PM

BARGAIN AND SALE DEED

GUARDIAN NORTHWEST TITLE CO.

104072-1

THE GRANTOR Columbia State Bank, successor in interest 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 **Ella Jean Mathis, an unmarried individual** the following described estate, situated in the County of Skagit, State of Washington:

Unit 734, "CASCADE PALMS CONDOMINIUM - WEST ½ OF WEST ½ OF PHASE 3" as per Survey Map and Set of Plans recorded May 5, 2008, under Auditor's File No. 200805050115 and as described in that certain Condominium Declaration recorded November 3, 2003, under Auditor's File No. 200311030251 and as amended by documents recorded under Auditor's File Nos. 200508080174, 200608280228, 200806220126, 200805050116 and 200811120052 and 201008100046, 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): 4956-016-734-0000, P119792

Dated:

9/25/12

Columbia State Bank

By: James Duncan, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3033

SEP 26 2012

Amount Paid \$ 2319.00
Skagit Co. Treasurer
By Unam Deputy

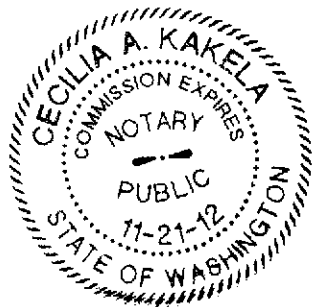
STATE OF Washington }
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that James Duncan is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent 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:

9/25/12

Cecilia A. Kakela



Notary Public in and for the State of Washington

Residing at Bainbridge Island

My appointment expires: 11-21-12

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 104072

SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William A. Stiles, Mr., and Betty M. Stiles, husband
and wife and Maxine Breier, as her separate estate
And: Philip Mihelich and Marilyn Mihelich, husband and
wife
Dated: March 16, 2001
Recorded: March 23, 2001
Auditor's No.: 200103230145
Regarding: Access Easement and Maintenance and Improvement

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: November 4, 2002
Auditor's No.: 200211040108
Purpose: "...utility systems for purposes of transmission, distribution
and sale of gas and electricity..."
Area Affected: As constructed

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING DITE PLAN:

Binding Site Plan: 02-973
Recorded: November 12, 2002
Auditor's No.: 200211120149

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Trail Investments LLC
And: William A. Stiles, Mr., and Betty M. Stiles, husband
and wife
Recorded: November 12, 2002
Auditor's No.: 200211120151
Regarding: Joint Private Utility Maintenance Agreement

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

Recorded: November 12, 2002
Auditor's No.: 200211120150
Executed By: William A. Stiles, Jr., et al



Order No: 104072

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: January 15, 2003
Auditor's No. 200301150028
Purpose: All things necessary or proper in the construction and maintenance of a water and communication lines or other similar public service related facility
Area Affected: Common areas

G. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: November 3, 2003
Auditor's File No.: 200311030251

Amendment to Declaration recorded under Auditor's File Nos. 200508080174, 200608280228, 200706220126, 200805050116, 200811120052 and 201008100046.

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Sedro Woolley
And: William A. Stiles, Jr., et al
Recorded: December 1, 2003
Auditor's No.: 200312010207
Regarding: ULJD 1994-2 Assessments

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Recorded: March 23, 2004
Auditor's No. 200403230073
Purpose: Broadband communication services
Area Affected: Common areas

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

Name: Cascade Palms Condominium - West ½ of West ½ of Phase 3
Recorded: May 5, 2008
Auditor's No.: 200805050115

K. Any tax, fee, assessments or charges as may be levied by Cascade Palms Association of Unit Owners.



201209260145
Skagit County Auditor