When recorded return to:

Skagit County Auditor

11/28/2012 Page

3 1:50PM

1409 Cowgill Avenue Bellingham, WA 98225

Recorded at the reques POOR ORIGINAL File Number: 104755

BARGAIN AND SALE DEED

104755-1

GUARDIAN NORTHWEST TITLE CO. THE GRANTOR Washington Federal Savings, a United States Corporation for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Joseph Bielas and Jennifer Bielas, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 29, "BAY MEADOWS", according to the plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, 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."

	, th th
Tax Parcel Number(s): P123871, 4876-000-029-0000	
Dated: 11-28-12	
Washington Federal Savings Sonce Jule 1 By: Ron McKenzie, SVP	Ruca Gestman
By: Ron McKenzie, SVP	By: Ricka Gerstmann, Special Credits Officer SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
	20123780 NOV 28 2012

STATE OF Washington COUNTY OF

Amount Paid \$ 16 60.40 Skagit Co. Treasurer By Anum Deputy

I certify that I know or have satisfactory evidence that Ron McKenzie and Ricka Gerstmann is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the SVP and Special Credits Officer of Washington Federal, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November

ly appointment expires:

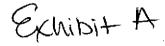
otate Public in and for the State of Washington

esiding at _, Washington/Seathe

9.23-2014

State of Washington JOY N. PARDUE **COMMISSION EXPIRES** September 23, 2014

Notary Public



Form No. 1068-2 ALTA Plain Language Commitment Commitment No.: 104755

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SCHEDULE "B-1"

EXCEPTIONS:

RESERVATION CONTAINED IN DEED:

Executed by:

J.P. McKay and Estella McKay, his wife

Recorded

October 27, 1911

Auditor's No.:

87247 (Vol. 86, page 187)

As Follows:

"... the parties of the first part reserve the right to use water

from well."

B. RESERVATION CONTAINED IN DEED.

Executed by:

C.H. Graff and Bertha Graff, husband and wife

Recorded:

August 22, 1950

Auditor's No.:

449911

As Follows:

"The Grantors permanently reserve the right to drain their property lying North from the within described real property, across the within described property form North to South, along, through and over a ditch, that is now constructed and upon said land. Also reserving the right to go upon said real property for keeping said ditch open and keeping repairs

thereto."

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

Puget Sound Energy, Inc., a Washington corporation

Recorded:

January 10, 2005

Auditor's No.:

200501100132

Purpose:

"...utility systems for purposes of transmission, distribution

and sale of gas and electricity..."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Skagit County

Dated:

September 30, 2005 November 28, 2005

Recorded: Auditor's No.:

200511280175

Purpose:

Protected Critical Area

Area Affected:

Tracts Y and Z of the Plat of Bay Meadows



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3 1:50PM

Order No: 104755

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Dated:

E,

Recorded:

Auditor's No.:

Purpose:

Port of Skagit County

November 28, 2005 November 28, 2005

200511280176

The free and unrestricted passage and flight of aircraft across and about the airspace, over-or-in the vicinity of-

the property

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

Dated:

November 28, 2005

Recorded:

November 28, 2005

Auditor's No.:

200511280177

Executed By:

Bay Meadows LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:

March 28, 2006 and not disclosed

Recorded: Auditor's No.: March 29, 2006 and August 8, 2007 200603290042 and 200708080003

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded:

Auditor's No.:

November 28, 2005

200511280178

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:

November 28, 2005

Auditor's No.:

200511280179

Regarding:

Operation and Maintenance Manual for the Stormwater

Collection System and Detention System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:

Bay Meadows

Recorded:

November 28, 2005

Auditor's No.:

200511280180

Any tax, fee, assessments or charges as may be levied by Bay Meadows Homeowner's Association.



1:50PM

Skagit County Auditor

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