

When recorded return to:
Susan D. Ash and Michael T. Ash
1311 15th Street
Anacortes, WA 98221



201301250116
Skagit County Auditor

1/25/2013 Page 1 of 2 10:46AM

Recorded at the request of:

File Number: A105210

BARGAIN AND SALE DEED

A105210
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Bank of the Pacific for and in consideration of **TEN DOLLARS (\$10.00)**
AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains,
sells, and conveys to **Susan D. Ash and Michael T. Ash, wife and husband** the following
described estate, situated in the County of **Skagit**, State of **Washington**:

Lots 1 through 14, inclusive, Block 111, and Lots 1 through 14, inclusive, Block 112, "MAP OF
FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages
113 and 114, records of Skagit County, Washington.

TOGETHER WITH those portions of Fidalgo Avenue, Carlyle Avenue, Fairview Avenue, Fifth
Street, and Sixth Street, which attach and inure thereto by Quiet Title Action and Judgment entered
November 7, 1995, under Skagit County Superior Court Case No. 94-3-01013-1, 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): **P73146, 4101-111-014-0009, P73147, 4101-112-014-0007**

Dated: **January 18, 2013**

Bank of the Pacific

David T. Engels
By: David T. Engels, Senior Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013246
JAN 25 2013

Amount Paid \$ *1696.00*
Skagit Co. Treasurer
By *Man* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David T. Engels is the person who appeared before me,
and said person acknowledged that he signed this instrument and acknowledged it as the Senior Vice President
of Bank of the Pacific, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in
this instrument.

Dated: 1-22-13

Vicki L Hoffman
Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013

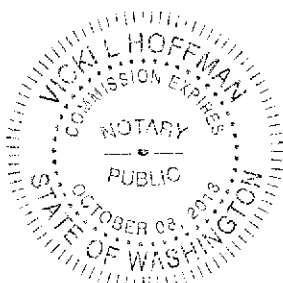


EXHIBIT A

EXCEPTIONS:

A. 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: July 5, 2000
Auditor's No.: 200007050002
Affects: Block 111

B. 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: July 5, 2000
Auditor's No.: 200007050003
Affects: Block 112

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

Name: Survey
Recorded: February 28, 2001
Auditor's No.: 200102280032

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

Recorded: April 26, 2004 and December 10, 2010
Auditor's No.: 200404260191 and 201012100013
Regarding: Septic Treatment System Maintenance Agreement
Affects: Block 112

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: July 26, 2006
Recorded: August 4, 2006
Auditor's No.: 200608040116
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.



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