

When recorded return to:
Martin F. Chase and Soo H. Chase
3629 166th Place SW
Lynnwood, WA 98037



201304080251
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4/8/2013 Page 1 of 3 1:51PM

Recorded at the request of:

20131209

APR 08 2013

File Number: A105462

Amount Paid \$ 9005.31
Skagit Co. Treasurer *man*
By *man* **BARGAIN AND SALE DEED**

P31291 350114-0-036-0003

GUARDIAN NORTHWEST TITLE CO.
A105462-1

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 **Martin F. Chase and Soo H. Chase, husband and wife** the following described estate, situated in the County of **Skagit**, State of **Washington**:

PARCEL A:

That part of the West 50 feet of the East 70.72 feet of Tract 7, lying South of the County Road, all in Referee's Plat of the South Half of the Southeast Quarter of Section 11, Lot 1, Section 13, Lots 1 and 2, Section 14, Township 35 North, Range 1 East of the Willamette Meridian;

ALSO tidelands of the second class to the line of mean low tide, situate in front of and between the East and West line of said premises extended.

PARCEL B:

Part of Government Lot 1, Section 14, Township 35 North, Range 1 East of the Willamette Meridian, described as that part of the West 10 feet of the East 20.72 feet of subdivision 7, of the Referee's Plat of the South Half of the Southeast Quarter of Section 11, Lot 1, Section 13, Lots 1 and 2, Section 14, Township 35 North, Range 1 East of the Willamette Meridian, lying South of the County road;

ALSO tidelands of the second class, extending to the line of mean low tide, lying in front of and abutting on the above described uplands.

PARCEL C:

That portion of the Government Lot 1, Section 14, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

The West 4.28 feet of Tract 6, lying South of the county road, and the East 10.72 feet of Tract 7, lying South of the county road, all in Referee's Plat of the South Half of the Southeast Quarter of Section 11, Lot 1, Section 13, Lots 1 and 2, Section 14, Township 35 North, Range 1 East of the Willamette Meridian;

TOGETHER WITH tidelands of the second class to the line of mean low tide, lying in front of and abutting on the above described uplands.

PARCEL D:

That portion of Government Lot 1, Section 14, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

The East 10 feet of the West 14.28 feet of Tract 6, lying South of the County road, all in Referee's Plat of the South Half of the Southeast Quarter of Section 11, Lot 1, Section 13, Lots 1 and 2, Section 14, Township 35 North, Range 1 East of the Willamette Meridian;

"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): P31291, 350114-0-036-0003

Dated: March 27, 2013

Columbia State Bank

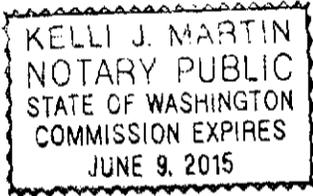
By: *James Duncan*
James Duncan, Vice President

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 he signed this instrument and acknowledged it as the Vice President 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: 4.2.2013

Kelli J. Martin
Notary Public in and for the State of Washington
Residing at TACOMA, WA
My appointment expires: 6.09.15



P



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Skagit County Auditor

EXHIBIT A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Recorded: May 31, 1968
Auditor's No.: 683526
As Follows: A non-exclusive easement over, along, under and across said property for the purpose of installing and maintaining electric light and power wires and conduits and power pole, together with full right of ingress and egress for said purpose

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 89391, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands)

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

Name: Survey
Recorded: August 22, 2007
Auditor's No.: 200708220076
Affects: East Line of real estate under search

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Guemes Channel.

F. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

G. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

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

Name: Survey
Recorded: November 1, 2001
Auditor's No.: 200111010041

JD



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