



201305070062

Skagit County Auditor

\$73.00

5/7/2013 Page

1 of

2 1:54PM

When recorded return to:

16026 Calhoun Road
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 105690

BARGAIN AND SALE DEED

105690-1
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 Dirk Vanderkooy and Olga Vanderkooy, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 27, "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."

Tax Parcel Number(s): P123869, 4876-000-027-0000

Dated: 5-2-13

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131661

MAY 07 2013

Amount Paid \$ 1,696.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

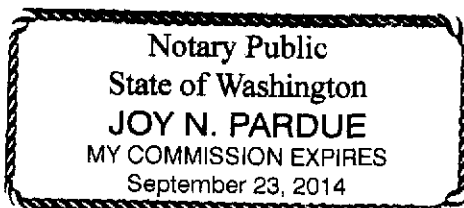
Washington Federal Savings

Ricka Gerstmann
By: Ricka Gerstmann, Special Assets Officer

Ronald McKenzie
By: Ronald McKenzie, Senior Vice President

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Ricka Gerstmann and Ronald McKenzie are the persons who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Speical Assets Officer and Senior Vice President of Washington Federal Savings, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 6, 2013*JOY N. PARDUE*

Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 9.23.2014

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Skagit County
Dated: November 28, 2005
Recorded: November 28, 2005
Auditor's No.: 200511280176
Purpose: The free and unrestricted passage and flight of aircraft across and about the airspace, over or in the vicinity of the property

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

G. 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: November 28, 2005
Auditor's No.: 200511280178

H. 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.

I. 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

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



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