



201305100090

When recorded return to:  
Eric Pello  
P. O. Box 467  
Hamilton, WA 98255

Skagit County Auditor \$75.00  
5/10/2013 Page 1 of 4 1:26PM

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018865

**POOR ORIGINAL**

CHICAGO TITLE  
620018865

**BARGAIN AND SALE DEED**

THE GRANTOR(S) Columbia State Bank

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to  
Eric Pello, an unmarried individual

the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Tract C, SKAGIT COUNTY SHORT PLAT NO. 97-0044, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P96019 / 350533-4-009-0404

Subject to: Conditions, covenants, restrictions of record as more fully described in Chicago Title Company Order 620018865, Schedule B, Special Exception; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 8, 2013

Columbia State Bank

BY: James E Duncan  
James E Duncan, Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131722

MAY 10 2013

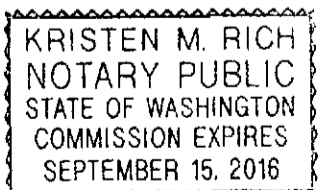
Amount Paid \$ 1,001.80  
Skagit Co. Treasurer  
By James Duncan Deputy

State of Washington  
County of Pierce

I certify that I know or have satisfactory evidence that James Duncan

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Vice President of Columbia State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the Instrument.

Dated: 5/9/13



Kristen M. Rich  
Name: Kristen Rich  
Notary Public in and for the State of Washington  
Residing at: Covington WA  
My appointment expires: Sept. 15, 2016

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P96019 / 350533-4-009-0404**

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**PARCEL A:**

Tract C, SKAGIT COUNTY SHORT PLAT NO. 97-0044, approved October 28, 1998, recorded October 29, 1998, in Volume 13 of Short Plats, pages 178 and 179, under Auditor's File No. 9810290045 and being a portion of the Southeast Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

An easement for ingress, egress and utilities over and across that certain 60 foot private road designated as Kretz Lane on the face of said SKAGIT COUNTY SHORT PLAT NO. 97-0044, approved October 28, 1998, recorded October 29, 1998, in Volume 13 of Short Plats, pages 178 and 179, under Auditor's File No. 9810290045 and being a portion of the Southeast Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington

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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 21, 1928  
Auditor's No(s): 212600, records of Skagit County, Washington  
In favor of: Skagit Valley Lumber Co., a Corporation  
For: Franchises, rights of way and easements for following pipelines  
connecting spring with reservoir  
Affects: Reference is made to the record for approximate location through the  
Southeast 1/4 of the Southeast 1/4
  
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 27, 1940  
In: Volume 180 of Deeds, page 390, records of Skagit County, Washington  
In favor of: Clear Lake Water Corporation  
For: Pipe line or conduits, and all necessary or desirable appurtenances as  
located or staked out over, across and upon said property, together with the right of  
ingress and egress over adjacent lands of the grantors for the purpose of  
constructing repairing maintaining and removing said line.
  
3. Terms, conditions, and restrictions of that instrument entitled Record of Reforestation  
Requirements;  
Recorded: November 8, 1979  
Auditor's No(s): 7911080007, records of Skagit County, Washington
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,  
dedications, building setback lines, notes and statements, if any, but omitting any covenants or  
restrictions, if any, including but not limited to those based upon race, color, religion, sex,  
sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry,  
or source of income, as set forth in applicable state or federal laws, except to the extent that  
said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY  
SHORT PLAT NO. 97-0044:  
  
Recording No: 9810290045
  
5. Variance from Minimum Standards for construction and Maintenance of wells as recorded  
September 24, 1998, under Auditor's File No. 9809240053, records of Skagit County,  
Washington.
  
6. Terms, conditions, and restrictions of that instrument entitled Easement and Maintenance  
Declaration;  
Recorded: October 29, 1998  
Auditor's No(s): 9810290046, records of Skagit County, Washington
  
7. Agreement, including the terms and conditions thereof, entered into;  
By: Native Growth Protection Area Easement Agreement  
Recorded: October 29, 1998  
Auditor's No. 9810290047, records of Skagit County, Washington
  
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a  
document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary  
appurtenances  
Recording Date: August 15, 1991  
Recording No.: 9108150124
  
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a  
document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary  
appurtenances  
Recording Date: August 15, 1991  
Recording No.: 9108150128



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**SCHEDULE "B"**  
Special Exceptions (continued)

10. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: November 25, 2009  
Recording No.: 200911250098

11. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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