

When recorded return to:

Mr. and Mrs. Michael G. Weynands
13090 Bridgeview Way
Mount Vernon, WA 98273



Skagit County Auditor
7/3/2013 Page

1 of

\$73.00
2 12:33PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 146838-OE

Grantor: Washington Federal
Grantee: Michael G. Weynands and Anna M. Weynands

LAND TITLE OF SKAGIT COUNTY

BARGAIN AND SALE DEED

146838-OE

THE GRANTOR WASHINGTON FEDERAL f/k/a Washington Federal Savings for and in consideration of SEVEN HUNDRED TWENTY NINE THOUSAND AND NO/100 Dollars \$ 729,000.00, in hand paid, bargains, sells, and conveys to MICHAEL G. WEYNANDS and ANNA M. WEYNANDS, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

Subject to: All covenants, conditions, restrictions, agreement and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 146838-OE

Lot 1, Bridgewater Est PH1

Tax Parcel Number(s): 4626-000-001-0000, P105624

20132584
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 03 2013

Dated: June 26, 2013

Amount Paid \$ 12,981.20
Skagit Co. Treasurer
By MF Deputy

Washington Federal

Ricka Gerstmann
By: Ricka Gerstmann, Special Assets Officer

Ronald L. McKenzie
By: Ronald L. McKenzie, Senior Vice President

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence Ronald L. McKenzie and Ricka Gerstmann are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and is The senior vice president and special assets officer, respectively of Washington Federal to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 28th 2013

Joy N. Pardue

Notary Public
State of Washington
JOY N. PARDUE
MY COMMISSION EXPIRES
September 23, 2014

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

EXHIBIT "A"

Lot 1, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I," as per plat recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington,

EXCEPT that portion of said premises lying within the following described parcel:

Beginning at the Southwest corner of Lot 1 of said "Final Plat of Bridgewater Estates, Phase I";
thence South 89°34'25" East, 179.04 feet along the South line of said Lot 1 to an angle point in said South line;
thence South 0°25'35" West, 15.00 feet along said South lot line to the Northwest corner of Lot 1 of Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, pages 223 and 224, under Skagit County Auditor's File No. 9308200096; being a portion of the Southwest ¼ of Section 32, Township 35 North, Range 3 East, W.M., and being the true point of beginning;
thence South 89°34'25" East, 267.52 feet along the North line of said Lot 1 of Skagit County Short Plat No. 93-033 (also being the South line of said Lots 1, 2, and 3, "Final Plat of Bridgewater Estates, Phase I") to the Northeast corner of said Lot 1, Skagit County Short Plat No. 93-033;
thence North 0°24'54" East, 15.24 feet, more or less, along the Northerly projection of the East line of said Lot 1, Skagit County Short Plat No. 93-033 to an existing East-West fence line as the same is shown on the face of said "Final Plat of Bridgewater Estates, Phase I;"
thence North 89°09'11" West, 267.52 feet, more or less, along said existing East-West fence line or fence line projected to a point bearing North 00°25'35" East from the true point of beginning;
thence South 00°25'35" West, 17.20 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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