

When recorded return to:  
Daniel S. and Suzanne A. Burrell  
P.O. Box 501  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



201307310090

Skagit County Auditor \$74.00  
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Recorded at the request of:

20133034  
JUL 31 2013

File Number: A106105

Amount Paid \$ 1,589.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy

BARGAIN AND SALE DEED

p32522 35D135-0-001-0113

A106105  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Washington Federal for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Daniel S. Burrell and Suzanne A. Burrell, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

That portion of Government Lot 1, Section 35, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Easterly corner of Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," as per plat recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington;  
thence North 58°14' West a distance of 4.60 feet to the most Westerly corner of McCorkle Place as shown on said plat;  
thence North 31°46' East along the Northwesternly line of said McCorkle Place, a distance of 50.00 feet to the true point of beginning;  
thence North 49°36'21" West, a distance of 101.42 feet to the most Northeasterly corner of that certain tract of land deeded to Arnold L. Boyle under Auditor's File No. 553733, records of Skagit County, Washington;  
thence North 39°34' West along the Northeasterly line of said Arnold Boyle Tract, a distance of 79.40 feet;  
thence North 60°42'40" East, a distance of 195.19 feet;  
thence South 56°22'36" East, a distance of 114.83 feet;  
thence South 24°22'58" West, a distance of 159.62 feet to the Northerly boundary of said McCorkle Place, being a point on a curve having a radius point bearing South 24°22'58" West, a distance of 70.00 feet;  
thence in a Westerly direction along the arc of said curve through a central angle of 57°14'18" an arc distance of 69.93 feet;  
thence South 31°46' West, a distance of 10.00 feet to the true point of beginning.

EXCEPT for the following described tract:

A portion of Government Lot 1, Section 35, Township 35 North, Range 1 East, W.M., being also a portion of the tract of land shown on record of Survey filed in Volume 5 of Surveys, page 185, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," as per plat recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington;  
thence North 58°14' West, a distance of 4.60 feet to the most Westerly corner of McCorkle Place as shown on said plat;  
thence North 31°46' East along the Northwesternly line of said McCorkle Place, a distance of 50.00 feet;  
thence North 49°36'21" West a distance of 101.42 feet to the most Northeasterly corner of that certain tract of land deeded to Arnold L. Boyle under Auditor's File No. 553733, records of Skagit County, Washington;  
thence North 39°34' West along the Northeasterly line of said Arnold Boyle Tract, a distance of 23.71 feet to the true point of beginning;  
thence continue North 39°34' West, a distance of 55.69 feet;  
thence North 60°42'40" East, a distance of 195.19 feet;  
thence South 56°22'36" East, a distance of 114.83 feet;  
thence South 24°22'58" West, a distance of 65.73 feet;

thence North 56°22'36" West, a distance of 97.02 feet;  
thence South 60°42'40" West, a distance of 140.41 feet to the true point of beginning.

"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): P32522, 350135-0-001-0113

Dated: July 28, 2013

Washington Federal

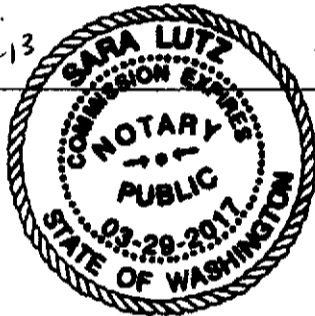
By: Roger Ford, Vice President

By: Ronald L. McKenzie, Senior Vice President

STATE OF Washington }  
COUNTY OF Whatcom } SS:

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

Dated: 7-30-13



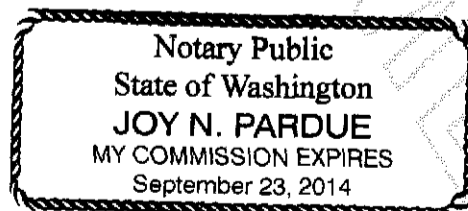
Notary Public in and for the State of Washington  
Residing at Bellingham WA  
My appointment expires: 3-29-17

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Ronald L. McKenzie 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 Washington Federal, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 29th 2013

Notary Public in and for the State of Washington  
Residing at Seattle, WA  
My appointment expires: 9-23-2014



**EXCEPTIONS:**

**EXHIBIT A**

A. Terms and provisions of that certain contract dated July 19, 1962, made between O.B. McCorkle and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership,

Recorded: January 9, 1963  
Auditor's File No.: 630694

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Peoples National Bank as Trustee, et al  
Recorded: July 27, 1979  
Auditor's No.: 7907270051  
As Follows: Said property should not be used for building purposes unless approved by the appropriate officials of Skagit County

C. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey  
Recorded: August 22, 1984  
Auditor's No.: 8408220018

D. 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: September 15, 2005  
Auditor's No.: 200509150019



201307310090

Skagit County Auditor

\$74.00

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