

When recorded return to:
White Pass Investments, LLC
~~1921 Richardson Highway~~ P.O. Box 648
~~North Pole, AK 99705~~
SKAGWAY, AK 99840
Recorded at the request of:



201309260139

Skagit County Auditor \$76.00
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File Number: A106321

BARGAIN AND SALE DEED

A106321
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, seils, and conveys to White Pass Investments, LLC, a Washington limited liability company the following described estate, situated in the County of Skagit, State of Washington:

Lots 1, 2, 5, 11, 24 and 25 "BAY MEADOWS". as per the plat thereof recorded on November 28, 2005 as Auditor's File No. 200511280180:

TOGETHER WITH drainfield easements appurtenant to Lots 1, 2 and 5 respectively, as delineated on the face of the Plat and established by Easements recorded as Auditor's File Nos. 200512090001, 200512090002 and 200512090005, respectively.

"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): P123844, 4876-000-002-0000, P123842, 4876-000-001-0000, P123847, 4876-000-005-0000, P123853, 4876-000-011-0000, P123866, 4876-000-024-0000, P123867, 4876-000-025-0000

Dated: September 23, 2013

Washington Federal Savings
Ricka Gerstmann
By: Ricka Gerstmann, Special Assets Officer

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 3936
SEP 26 2013
Amount Paid \$ 90830
Skagit Co. Treasurer
By M6 Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Ricka Gerstmann is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Special Assets Officer of Washington Federal, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 24th 2013

Joy N. Pardue

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

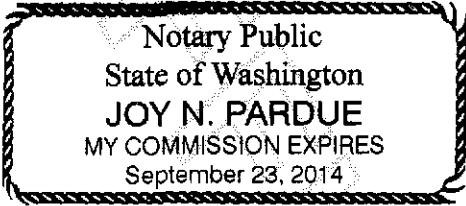
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 9-23-2014

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: September 24th, 2013

Joy N. Pardue



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

UNOFFICIAL DOCUMENT



EXHIBIT A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: J.P. McKay and Estella McKay, his wife
Recorded: October 27, 1911
Auditor's No.: 87247 (Vol. 86, page 187)
As Follows: "... the parties of the first part reserve the right to use water from well."

B. RESERVATION CONTAINED IN DEED:

Executed by: C.H. Graff and Bertha Graff, husband and wife
Recorded: August 22, 1950
Auditor's No.: 449911
As Follows: "The Grantors permanently reserve the right to drain their property lying North from the within described real property, across the within described property from North to South, along, through and over a ditch, that is now constructed and upon said land. Also reserving the right to go upon said real property for keeping said ditch open and keeping repairs thereto."

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: January 10, 2005
Auditor's No.: 200501100132
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: September 30, 2005
Recorded: November 28, 2005
Auditor's No.: 200511280175
Purpose: Protected Critical Area
Area Affected: Tracts Y and Z of the Plat of Bay Meadows



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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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K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bay Meadows, LLC
Recorded: December 9, 2005
Auditor's No. 200512090001, 200512090002 and 200512090005
Purpose: Drainage
Area Affected: Lots 1, 2, and 5

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 4, 2010
Auditor's No.: 201005040022
Regarding: Notice of On-Site Sewage System Maintenance

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

M. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 13, 2010
Auditor's No.: 201007130051
Regarding: Airport and Aircraft Operations and Noise Disclosure

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

N. Question of rights to repair, maintain and replace septic lines under Bay Meadows Lane from the subject lots to their respective drainfields on the other side of said street.

NOTE: The Company verbally confirmed with the Surveyor that such septic lines were installed at time of platting and dedicating the street to Skagit County. However, the Company has found nothing of record, monumenting individual rights to repair, replace and maintain said, septic lines within the Bay Meadows Lane right-of-way.

