

When recorded return to:

25175 Lake Cavanaugh Road
Mount Vernon, WA 98274



201311220085

Skagit County Auditor

\$75.00

11/22/2013 Page

1 of

4 1:15PM

Recorded at the request of:

File Number: 106742

BARGAIN AND SALE DEED

THE GRANTOR Washington Federal for and in consideration of ¹⁰⁶⁷⁴²⁻¹ **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Auston H. Mathis, a single person** the following described estate, situated in the County of **Skagit**, State of **Washington**:

That portion of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, AND ALSO that portion of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4; all within Section 8, Township 33 North, Range 5 East, W.M., which lies North of the County Road "Montborne-Finn Settlement Road", now known as Lake Cavanaugh Road.

"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): P18036, 330508-3-004-0008

Dated: 11-21-13

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134702

NOV 22 2013

Amount Paid \$ 4,223.⁶⁰

Skagit Co. Treasurer
By *nam* Deputy

Washington Federal

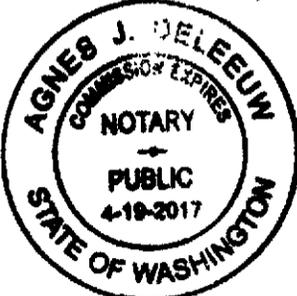
Allen L. Collins, Vice President
By: Allen L. Collins, Vice President

Gregory A. Peck
By: Gregory A. Peck, Senior Vice President

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Allen L. Collins and Gregory A. Peck are the persons who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Vice President and 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: November 21, 2013



Agnes J. DeLeeuw
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 04-19-2017

Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 11, 1925
Recorded: November 25, 1925
Auditor's No.: 189348
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A portion of the subject property and other property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipe Line Corporation, a Delaware corporation
Recorded: September 14, 1956
Auditor's No.: 541541
Purpose: Pipe line or pipe lines
Area Affected: A portion of the subject property and other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Dated: July 26, 2002
Recorded: August 21, 2002
Auditor's No.: 200208210052
Purpose: Exclusive right-of-way and easement
Area Affected: Seventy-five (75) feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantee's currently existing 26-inch pipeline

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: August 24, 2006
Auditor's No.: 200608240113

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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

Recorded: October 18, 2006
Auditor's No.: 200610180096
Regarding: Development Activities On or Adjacent to Designated
Natural Resource Lands per SCC 14.16.870

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.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Steve L. Eerkes
Recorded: January 12, 2007
Auditor's No. 200701120110
Purpose: Setback Easement
Area Affected: Portion of subject property

G. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 17, 1924
Recorded: June 15, 1925
Auditor's No. 184875
Purpose: Right to enter said premises to operate, maintain and repair
underground electric transmission and/or distribution
system, together with the right to remove brush, trees and
landscaping which may constitute a danger to said lines
Area Affected: Located on a portion of the subject property

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H. RESERVATIONS AND/OR EXCEPTIONS CONTAINED THEREIN:

Executed By: Union Lumber Company, a corporation
Recorded: June 21, 1913
Auditor's No.: 97183
As Follows:

Reserving all petroleum, gas, coal, and other valuable minerals, with rights to entry to take and remove the same.

I. EASEMENT AND PROVISIONS THEREIN AS CREATED BY:

Skagit County Superior Court Cause No.: 25385
Date Filed: April 6, 1960
In Favor Of: Adjacent property owners to the North
Area Affected: A 12 foot strip along an existing road, the location of which is undisclosed.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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