

When recorded return to:  
Matthew R. Gunther  
8129 Pipeline Road  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 106750



Skagit County Auditor

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\$75.00

### BARGAIN AND SALE DEED

THE GRANTOR Whidbey Island Bank for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, ~~GMG Properties, LLC, a Washington limited liability company~~ ~~Matthew R. Gunther, a married man as his separate property~~ bargains, sells, and conveys to ~~Matthew R. Gunther, a married man as his separate property~~ the following described estate, situated in the County of Skagit, State of Washington:

"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."

Abbreviated Legal: Section 17, Township 35 North, Range 6 East; Ptn. NW - NE (aka Ptn. Tract B, SP #Lyman 02-2001)

Tax Parcel Number(s): P99924, 350617-1-002-0406

Dated: November 25, 2013

Whidbey Island Bank

By: Mel Takehara, Vice President

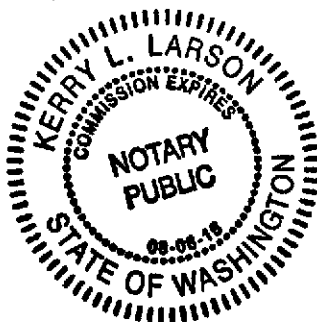
SKAGIT COUNTY WASHINGTON  
REALESTATE EXCISE TAX  
20134800  
DEC 02 2013

Amount Paid \$ 5,345.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF: Washington }  
County Of: Skagit } SS

I certify that I know or have satisfactory evidence that Mel <sup>Takehara</sup> ~~Takehara~~ signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of Whidbey Island Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 25, 2013



*Kerry L. Larson*  
Kerry L. Larson

Notary Public in and for the State of: Washington

Residing at: Mount Vernon

My appointment Expires: 8/06/2015

### Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract B, Short Plat No. Lyman 02-2001, approved December 12, 2001, recorded December 27, 2001, under Auditor's File No. 200112270045, and being a portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 6 East, W.M..

EXCEPT that portion thereof described as follows:

Beginning at the Northeast corner of said Tract B;  
thence South  $04^{\circ}34'24''$  West 75.27 feet along the East line of said Tract B (shown as South  $04^{\circ}26'04''$  West on said Short Plat);  
thence North  $89^{\circ}17'02''$  West 196.55 feet;  
thence North  $00^{\circ}42'58''$  East 67.85 feet to the North line of said Tract B;  
thence North  $81^{\circ}50'18''$  East 62.92 feet along said North line (shown as North  $81^{\circ}41'58''$  East on said Short Plat) to a corner of said Tract B;  
thence South  $88^{\circ}16'32''$  East 139.47 feet along said North Line (shown as South  $88^{\circ}24'52''$  East on said Short Plat) to the Point of Beginning.



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# Exhibit 'A'

## A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Town of Lyman  
Dated: June 17, 1944  
Recorded: July 20, 1944  
Auditor's No.: 373127  
Purpose: Waterline easement  
Area Affected: The exact location if not disclosed on the record

## B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Loren L. Lamb, a single man  
Dated: August 22, 1995  
Recorded: August 22, 1995  
Auditor's No.: 9508220104  
Purpose: Easement for utility purposes over, under and across  
Area Affected: Southerly 4 feet of Revised Tract 4 of Lyman Short Plat No. 1-86,  
and the Northerly 5 feet of Revised Tract 3 of Lyman Short Plat No.  
1-86

## C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: GTE Northwest Incorporated, a Washington corporation  
Dated: April 26, 1996  
Recorded: May 21, 1996  
Auditor's No.: 9605210031  
Purpose: A perpetual easement over, under, above and across  
Area Affected: Northwesterly portion (30'x30') of Revised Lot 3, Lyman Short  
Plat No. 1-86

## D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Lyman 02-2001  
Recorded: December 27, 2001  
Auditor's No.: 200112270045

A termination of easement was recorded under Auditor's File No. 201304290172, releasing a 40 foot wide easement disclosed on said Short Plat Map.



E. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.  
Dated: February 11, 2002  
Recorded: February 20, 2002  
Auditor's No.: 200202200073  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Affects: Portion of the subject property

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey  
Recorded: December 30, 2009  
Auditor's No.: 200912300005

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Lyman Short Plat No. 1-86  
Recorded: January 23, 1987  
Auditor's No.: 8701230021

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

Name: City of Lyman Short Plat 2012-7  
Recorded: October 26, 2012  
Auditor's No.: 201210260135  
Affects: South Line

I. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201304290171.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stuart A. Harr and Jamie D. Harr, husband and wife  
Recorded: April 29, 2013  
Auditor's No.: 201304290173  
Purpose: Ingress and egress  
Area Affected: Portion of real estate under search

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

Name: Survey  
Recorded: May 23, 2013  
Auditor's No.: 201305230154

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



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