

When recorded return to:  
Channel Landing, LLC  
P.O. Box 319  
Anacortes, WA 98221



201404100058  
Skagit County Auditor  
4/10/2014 Page 1 of 4 \$75.00 3:35PM

Recorded at the request of:

File Number: A107263

**BARGAIN AND SALE DEED**

<sup>A107263</sup>  
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 **Channel Landing, LLC**, a Washington limited liability company the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lot 5 of City of Anacortes Short Plat No. SP-05-006, approved August 15, 2010 and recorded September 21, 2010 as Auditor's File No. 201009210052, being portion of Block 1901, "Baring's Addition to Anacortes", and of Government Lot 1 and the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 1 East, W.M..

"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): P130301, 350122-4-001-0005

Dated: April 4, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20141133  
APR 10 2014

Amount Paid \$ 7481.00  
Skagit Co. Treasurer  
By MB Deputy

Washington Federal

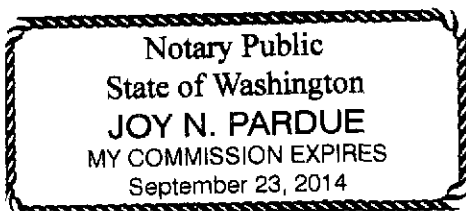
Ricka Gerstmann  
By: Ricka Gerstmann, Special Credit Officer

Ronald McKenzie  
By: Ronald McKenzie, Senior Vice President

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 Credit 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: April 4<sup>th</sup>, 2014



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

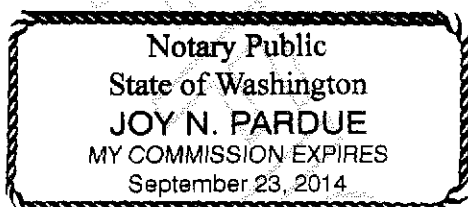
STATE OF Washington  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Ronald 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:

April 4<sup>th</sup>, 2014

Joy N. Pardue



Notary Public in and for the State of Washington

Residing at Seattle, WA

My appointment expires: 9.23.2014



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\$75.00

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EXHIBIT 'A'

**EXCEPTIONS:**

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

Name: Anacortes Short Plat No. 89-001  
Recorded: May 9, 1989  
Auditor's No.: 8905090034  
Affects: A portion of the subject short plat

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

Grantee: Puget Sound Power & Light Company  
Recorded: June 9, 1958  
Auditor's No. 566376  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

**C.** Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Guemes Channel.

**D.** Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

**E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: January 14, 2008  
Auditor's No. 200801140131  
Purpose: Public trail  
Affects: The Northerly 20 feet of said premises

**F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Recorded: November 20, 2008  
Auditor's No. 200811200113  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

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



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

Name: Anacortes Short Plat No. SP-05-006  
Recorded: September 21, 2010  
Auditor's No.: 201009210052

H. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Name: November 14, 2013  
Auditor's No.: 201311140066

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



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