

AFTER RECORDING MAIL TO:

Name JOSHUA SANFORD
Address 1621 FREEMAN DRIVE
City / State MOUNT VERNON, WA 98273



Skagit County Auditor
5/22/2014 Page

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\$75.00

Document Title(s): (or transactions contained therein)

1. BARGAIN AND SALE DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. DAHLGREN FAMILY LLC #3
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. SANFORD, JOSHUA
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

PTW NW SE 18-34-4

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P26200 340418-D-108-0007



GUARDIAN NORTHWEST TITLE CO.

106483

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:
Joshua Sanford
1626 Freeway Drive
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 106983

BARGAIN AND SALE DEED

THE GRANTOR Dahlgren Family L.L.C. #3, a Washington limited liability company for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Joshua Sanford, a single man** the following described estate, situated in the County of Skagit, State of Washington:

The North 165 feet of that portion of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., lying West of Parcel A as described in Stipulated Judgment and Decree of Appropriation, filed April 24, 1974 in Skagit County Superior Court Cause No. 34117, and lying East of Line 2 as described in Stipulated Judgment and Decree of Appropriation as to Item No. 1 filed April 21, 1975 in Skagit County Superior Court Cause No. 34431; EXCEPT the North 50 feet thereof as described in said Stipulated Judgment and Decree of Appropriation as Parcel B in said Skagit County Superior Court Cause No. 34117. (Also known as Tract A of that certain Survey recorded April 22, 1983, in Volume 5 of Surveys, page 5, under Auditor's File No. 8304220009.)

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Subject to those matters set forth on Exhibit "A" attached hereto.

Tax Parcel Number(s): P26200, 340418-0-108-0007

Dated: May 20, 2014

Dahlgren Family L.L.C. #3

Donald C. Dahlgren
By: Donald C. Dahlgren, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141742

MAY 22 2014

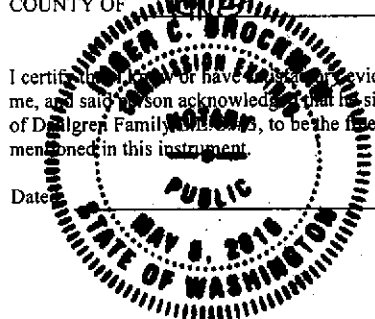
Amount Paid \$8015.⁰⁰

Skagit Co Treasurer
By *hmc* Deputy

STATE OF Washington)
COUNTY OF _____) SS:

I certify that I am or have been duly qualified as a Notary Public in and for the State of Washington, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Dahlgren Family L.L.C. #3, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Date:



MAY 21, 2014

Joshua C. Sanford
Notary Public in and for the State of Washington

Residing at VASHON, WA

My appointment expires: MAY 8, 2016



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EXHIBIT A

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: September 16, 1954
Auditor's No.: 506543

B. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered April 21, 1975 in Skagit County Court Cause Nos. 34431 and 34117.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Recorded: September 25, 1961
Auditor's No. 612603 (a re-recording of 612301)
Purpose: Water line
Area Affected: Exact location not disclosed

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Washington Telephone Company, a Corporation
Recorded: April 18, 1968
Auditor's No. 712608
Purpose: Underground telephone lines and appurtenances
Area Affected: Across, over and/or under said premises and/or the roads adjoining

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Washington Telephone Company, it's successors and assigns
Recorded: April 18, 1968
Auditor's No. 712607
Purpose: Underground telephone facilities
Area Affected: Beginning at a point approximately 15 feet South of North property line at existing state highway right of way and running in a Westerly direction on Southerly side of driveway for a distance of 150 feet



F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Arctic Circle, Inc., a Utah corporation
And: Elizabeth T. Osterholt, Pauline Kerney, Alida Embleton
and Gerhadus Tenbrink, also known as Gerard Tenbrink
Recorded: May 3, 1983
Auditor's No.: 8303030035
Regarding: Ingress and egress easement agreement, sign easement
and restriction on construction

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Dan Mitzel
And: City of Mount Vernon
Recorded: April 3, 1986
Auditor's No.: 8604030039
Regarding: No protest of future LID improvements

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: April 22, 1983
Auditor's No.: 8304220009



201405220131