

When recorded return to:
Stephen J. and Bozena E. Howard
4206 Marine Heights Drive
Anacortes WA 98221



Skagit County Auditor \$74.00
6/13/2014 Page 1 of 3 10:38AM

Recorded at the request of:

File Number: A107646

BARGAIN AND SALE DEED

A107646
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jeffery Skelton, Personal Representative of the Estate of Laura A. Skelton, deceased for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Stephen J. Howard and Bozena E. Howard, Trustees of 'The Howard Trust dated December 5, 1986'** the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lot 48, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, according to the plat thereof, recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington.

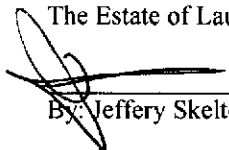
"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): **P108217, 4661-000-048-0000**

Dated: **June 10, 2014**

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142059
JUN 13 2014**

The Estate of Laura Skelton, deceased


By:  Jeffery Skelton, Personal Representative

Amount Paid \$ **5345.00**
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffery Skelton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Laura Skelton, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-11-14


Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2017

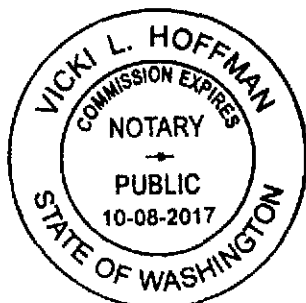


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Anacopper Copper Mining Company
Recorded: March 5, 1930, Volume 153 of Deeds, Page 158
Purpose: Road Purposes
Area Affected: Right-of-way 40 feet in width, the exact location of which is undisclosed on the record

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Corporation
Recorded: August 17, 1962
Auditor's No: 625248
Purpose: Transmission Line
Area Affected: The exact location of which is undisclosed on the record

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Recorded: August 17, 1962
Auditor's No: 625249
Purpose: Transmission Line
Area Affected: The exact location of which is undisclosed on the record

D. The interest of the City of Anacortes for a 60-foot right-of-way for road purposes, as disclosed on the face of Surveys referred to in the caption herein, and recorded under Auditor's File Nos. 877240 and 879264.

E. Affect, if any, on the subject property by reason of Surveys recorded under Auditor's File Nos. 879264, 877240 and 8807190076, the Company having made no determination as to its affect on the boundaries of the subject property.

F. AVIGATION EASEMENT:

Grantee: Port of Anacortes
Dated: September 11, 1995
Recorded: September 11, 1995
Auditor's No: 9509110140
Area Affected: A perpetual, non-exclusive easement for the free and unobstructed use and passage of all types of aircraft, over, across and through the airspace in excess of 70 feet above the property or in the vicinity of the property



201406130031

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

Plat/Subdivision Name: Copper Pond Planned Unit Development
Recorded: September 11, 1995
Auditor's No: 9509110092

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

Dated: September 11, 1995
Recorded: September 11, 1995
Auditor's No: 9509110141
Executed by: Creekside Village Development

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 26, 1996 and October 30, 1997
Recorded: March 20, 1997 and December 17, 1997
Auditor's Nos.: 9703290089 and 9712170015

1. Any tax, fee, assessments or charges as may be levied by Copper Pond Homeowners Association.

