

Skagit County Auditor
7/23/2014 Page 1 of 3 3:31PM \$74.00

When recorded return to:
P.O. Box 319
Anacortes, WA 98221
Recorded at the request of:
File Number: A107457

BARGAIN AND SALE DEED

A107457

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 3 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 a 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): P130299, 350122-4-001-0003

Dated: July 21, 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201421031
JUL 23 2014
Amount Paid \$ 712500
Skagit Co. Treasurer
By MG Deputy

Washington Federal

Ricka Gerstmann
By: Ricka Gerstmann, Special Credits 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 and Ronald McKenzie are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Special Credits Officer 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: July 22nd, 2014

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

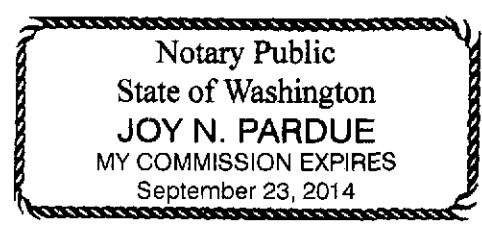


EXHIBIT A

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 lines together with necessary appurtenances



201407230075

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

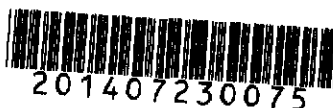
H. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

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

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Current Owners
Recorded: June 13, 2014
Auditor's No. 201406130022
Purpose: Drainage Easement
Area Affected: See attached document

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201406050015.



201407230075

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