

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

Recorded at the request of:

File Number: A108428



201411050051

Skagit County Auditor

\$74.00

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# BARGAIN AND SALE DEED

*A108428*  
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 1 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): **P130297, 350122-4-001-0001**

Dated: **October 31, 2014**

Washington Federal

*Ricka Gerstmann*  
By: Ricka Gerstmann, Special Credit Officer

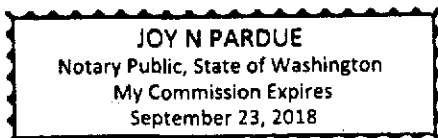
*Ronald McKenzie*  
By: Ronald McKenzie, Skagit County Washington  
REAL ESTATE EXCISE TAX  
20144190  
NOV 05 2014

STATE OF Washington }  
COUNTY OF King } SS:

Amount Paid \$7,481.<sup>00</sup>  
Skagit Co. Treasurer  
By *mon* Deputy

I certify that I know or have satisfactory evidence that Ricka Gerstmann and Ronald McKenzie are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Special Credit 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: October 31st 2014



*Joy N. Pardue*  
Notary Public in and for the State of Washington  
Residing at Seattle, WA  
My appointment expires: 9.23.2018

## 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



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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

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.



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