

When recorded return to:

Jordan Haddox
3800 Francis Road
Mount Vernon, WA 98273



201411070044

Skagit County Auditor

\$76.00

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5 12:49PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150561-OE ✓

Grantor: Columbia State Bank
Grantee: Jordan E. Haddox

LAND TITLE OF SKAGIT COUNTY BARGAIN AND SALE DEED

THE GRANTOR COLUMBIA STATE BANK or and in consideration of TWO HUNDRED FORTY FIVE THOUSAND AND NO/100 Dollars \$245,000.00, in hand paid, bargains, sells, and conveys to JORDAN E. HADDOX, AN UNMARRIED PERSON, the following described estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn Tr. A, Ashley's Valley View Terrace Add. To Skagit County.

Tax Parcel Number(s): 3859-000-015-0009, P61894

SUBJECT TO: EXHIBIT "B" EXCEPTIONS ATTACHED HERETO and made part hereof by this reference.

Dated: November 3rd, 2014

Columbia State Bank

By: Jeffrey W. Bare, AVP Special Credits Officer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 4217
NOV 07 2014

Amount Paid \$ 4,366.00
Skagit Co. Treasurer
By *Mam* Deputy

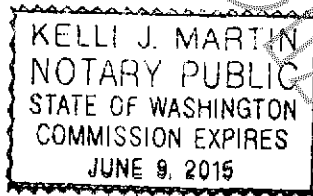
STATE OF Washington
County of Pierce

}
} SS:

I certify that I know or have satisfactory evidence Jeffrey W. Bare is

the person who appeared before
me, and said person acknowledged that He is signed this instrument, on oath stated He is
authorized to execute the instrument and is Assistant Vice President/ Special Credits Officer
of Columbia State Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 6, 2014



Kelli J. Martin
Notary Public in and for the State of Washington

Residing at Tacoma, WA

My appointment expires: 6-09-15

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EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Tract "A", "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington, lying Westerly of the following described line:

Beginning at the Southwest corner of Tract 13 in said Addition;
thence North $0^{\circ}10'06''$ West to the North line of said Tract "A" and the terminal point of said line,

EXCEPT from the above described tract that portion thereof described as follows:

Beginning at the Northeast corner of Tract 12 of said "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON,"
thence Northerly along the Westerly line of the County road known as Valley View Drive, a distance of 24 feet;
thence South $89^{\circ}54'56''$ West 145 feet, more or less, to a point that is North $0^{\circ}10'06''$ West 24 feet from the Northwest corner of said Tract 12;
thence South $0^{\circ}10'06''$ East 24 feet to the Northwest corner of said Tract 12;
thence North $89^{\circ}54'56''$ East along the North line of said Tract 12 to the point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B" EXCEPTIONS

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation

Purpose: The right privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles, with necessary braces, guys and anchors, and to place upon or suspend from such poles transmission, distribution and signal wires, insulators, cross-arms, transformers, and other necessary or convenient appurtenances

Area Affected: Commencing at the Northwest corner of the South ½ of the Northwest ¼ of the Northeast ¼ of Section 9, Township 34 North, Range 4 East, W.M.; thence running East for a distance of forty rods along the North line of said South ½ of the Northwest ¼ of the Northeast ¼ of said section, township and range aforesaid

Auditor's No.: 222687

B. Provisions set forth in the dedication of the plat as follows:

"...and do hereby dedicate to the use of the public forever, all public ways shown thereon as public highways..."



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C. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: July 19, 2002
Auditor's File No.: 200207190021
As Follows:

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operation, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

D. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Semrau Engineering & Surveying
Recorded: July 23, 2008
Auditor's File No.: 200807230005



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