



201411070047

Skagit County Auditor

\$76.00

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5 1:39PM

When recorded return to:

Sean Hendrickson and Kyoko Hendrickson
Jacob Hendrickson and Laura Hendrickson
15274 Densmore Ave N
Seattle, WA 98133

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022385

CHICAGO TITLE 620022385

BARGAIN AND SALE DEED

THE GRANTOR(S)

Gayle Grossen and husband, Calvin Grossen, husband and wife, as to 1/3 interest and Terry Hendrickson, An unmarried person as his separate estate, as to 1/3 interest

for and in consideration of in hand paid, bargains, sells, and conveys to

Sean Hendrickson and Kyoko Hendrickson, husband and wife and Jacob Hendrickson and Laura Hendrickson, husband and wife, Each as to 1/3 interest
the following described estate, situated in the County of Skagit, State of Washington:

Lot 30 and a 1/16th interest in Tract B, LAKE CAVANAUGH PARK, as per plat recorded in Volume 7 of Plats, pages 63 and 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P67052 / 3940-000-030-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20144186
NOV 05 2014

Amount Paid \$603.02
Skagit Co Treasurer
By M.F. Deputy

BARGAIN AND SALE DEED
(continued)

Dated: October 22, 2014

Gayle Grossen
Gayle Grossen

Calvin E. Grossen
Calvin Grossen

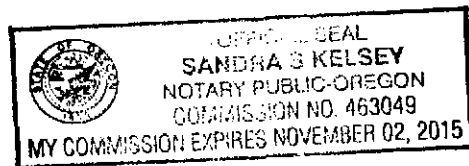
Terry Hendrickson
Terry Hendrickson

State of *Oregon*
County of *Washington*

I certify that I know or have satisfactory evidence that
Gayle Grossen *Calvin Grossen*
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: *11/6/14*

Sandra S Kelsey
Name: _____
Notary Public in and for the State of *Oregon*
Residing at: *Aloha, Oregon*
My appointment expires: *11-02-15*



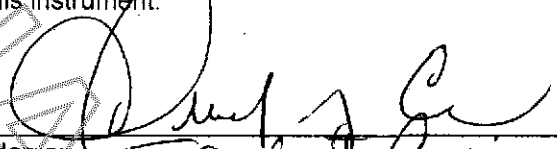
BARGAIN AND SALE DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Terry Hendrickson
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-7-14


Name: Trudy J. Cain
Notary Public in and for the State of Wash
Residing at: Skagit
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

1. Rights as granted Western Power Company, a corporation, to overflow and inundate certain state lands (including a portion of premises under search) as disclosed by that certain instrument;
Dated: May 20, 1913
Recorded: February 28, 1920
Auditor's File No.: 139710, records of Skagit County, Washington
Volume/Page: Volume 115 of Deeds, page 287
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: September 22, 1952
Auditor's No.: 480173, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 22, 1952
Auditor's No(s): 480173, records of Skagit County, Washington
In favor of: Right-of-way for overflow for the Western Power Company, heretofore granted under Application No. 8910

Note: Exact location and extent of easement is undisclosed of record.
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on LAKE CAVANAUGH PARK;

Recording No: 539408
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1956
Auditor's No(s): 539498, records of Skagit County, Washington
In favor of: Private road way, pipelines and polelines
For: Private road way, pipelines and polelines
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises



EXHIBIT "A"

Exceptions (continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 1961
Auditor's No(s): 604864, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said power line to more or less following the 20 foot strip of land that is being used for road purposes through the above mentioned tract of land as described in Skagit County Auditor's File No. 539498, records of Skagit County, Washington.
7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
- Recording Date: October 26, 2011
Recording No.: 201110260064
8. Assessments, if any, levied by Lake Cavanaugh Park.
9. City, county or local improvement district assessments, if any.



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