

When recorded return to:

11142 Marches Point
Anacortes, WA 98221

Recorded at the request of:

File Number: 108817



201502110027

Skagit County Auditor

\$73.00

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BARGAIN AND SALE DEED

108817
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Washington Federal f/k/a Washington Federal Savings for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to David J. Bost, a married man as his separate estate the following described estate, situated in the County of Skagit, State of Washington:

Lot 2, "PLAT OF BRICKYARD CREEK DIVISION," as per plat recorded in Volume 15 of Plats, pages 48, 49 and 50, 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): P102046, 4587-000-002-0001

Dated: 2-10-15

Washington Federal

By: Roger Ford, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 409

FEB 11 2015

Amount Paid \$ 3422.60
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Roger W. Ford is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent of Washington Federal, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 10th, 2015

Joy N. Pardue
Notary Public in and for the State of Washington

Residing at Washington / Seattle

My appointment expires: 9.23.2014

JOY N PARDUE
Notary Public, State of Washington
My Commission Expires
September 23, 2018

Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 9, 1992
Recorded: April 22, 1992
Auditor's No.: 9204220113
Purpose:

Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

A 10-foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of Brickyard Creek Division."

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

Dated: June 5, 1992
Recorded: September 29, 1992
Auditor's No.: 9209290103 and 9209290105
Executed By: Daniel R. Madlung and Sandy Madlung, Lance F. Sims and Jan Sims, Daniel F. Sims and Sandi Sims, Vern Sims and Marie Sims

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

Plat/Subdivision Name: Brickyard Creek Division
Recorded: August 28, 1992
Auditor's No.: 9208280165

D. Any tax, fee, assessments or charges as may be levied by North Central and Brickyard Creek Community Association.

E. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Northern Pacific Railway Company
Recorded: August 9, 1966
Auditor's No.: 682545

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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