



Skagit County Auditor
2/13/2015 Page 1 of 2 2:17PM \$73.00

When recorded return to:

2089 Little Mountain Road
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 108690

BARGAIN AND SALE DEED

108690-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Washington Federal Savings & Loan Association for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Jory E. Mullen, an unmarried person** the following described estate, situated in the County of **Skagit**, State of **Washington**:

That portion of the Northeast ¼ of the Southwest ¼ Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said Northeast ¼ of the Southwest ¼ and the South line of the County Road running along the North line of said Northeast ¼ of the Southwest ¼; thence South along the East line of said Northeast ¼ of the Southwest ¼, a distance of 400 feet to the Southeast corner of that certain tract conveyed to Floyd M. Alexander and Goldie N. Alexander, husband and wife, by instrument dated April 19, 1960, recorded under Auditor's File No. 593453, and the true point of beginning; thence continue Southerly along the East line of said subdivision a distance of 300 feet, more or less, to the Northeast corner of a tract sold to Marilyn R. Humphries by instrument dated December 20, 1968, recorded December 30, 1968, under Auditor's File No. 721887; thence Westerly, parallel with the South line of said subdivision, to the Easterly line of the Little Mountain County Road No. 323; thence Northerly along said Easterly line to its intersection with the Westerly projection of the South line of the aforementioned F.M. Alexander Tract; thence Easterly along said line to the true point of beginning, EXCEPT any portion conveyed to the County of Skagit by deed recorded July 18, 1988, under Skagit County Auditor's File No. 8807180003.

"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): P28026, 340428-3-003-0005

Dated: 2/12/15

Washington Federal

By: Roger Ford, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015446

FEB 13 2015

Amount Paid \$ 7,570.⁰⁰
Skagit Co. Treasurer

By: [Signature] Deputy

STATE OF Washington }
COUNTY OF King } SS:

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

Dated: 2/12/15

MOE RODOL
Notary Public, State of Washington
My Commission Expires
July 17, 2016

Notary Public in and for the State of Washington

Residing at Seattle

My appointment expires: 7/17/16

Exhibit A

EXCEPTIONS:

A. Dispute regarding a driveway located on property North of the subject property which serves the subject property, as disclosed by a letter recorded August 22, 1985 under Auditor's File No. 8508220049.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: July 31, 1979
Auditor's No.: 7907310023
Purpose: Portion of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Little Mountain East LLC et al
Dated: December 28, 2006
Recorded: January 5, 2007
Auditor's No.: 200701050124
Purpose: Non-exclusive Easement for Utilities
Area Affected: For Benefit of subject property and other property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Little Mountain East, LLC et al
Dated: December 26, 2006
Recorded: January 5, 2007
Auditor's No.: 200701050125
Purpose: Non-exclusive Easement for Utilities
Area Affected: For Benefit of subject property and other property

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: August 27, 2012
Recorded: September 10, 2012
Auditor's No.: 201209100125
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Washington Federal, a National Association
Recorded: July 21, 2014
Auditor's No.: 201407210086
Purpose: Ingress, egress and utilities
Area Affected: Portion of real estate under search

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



201502130080