



Skagit County Auditor
11/18/2015 Page

1 of 6 3:32PM \$78.00

AFTER RECORDING RETURN TO:

Peoples Bank
Attn: Lisa Holleman, EVP & CFO
3100 Woburn Street
Bellingham, WA 98226

GUARDIAN NORTHWEST TITLE CO.

110158

WASHINGTON STATE COUNTY AUDITOR'S/RECORDER'S INFORMATION (RCW 65.04):

INSTRUMENT TITLE: STATUTORY WARRANTY DEED

GRANTOR(S): OPUS BANK, a California State-Chartered Commercial Bank, as successor by merger to Cascade Bank, a Washington State-Chartered Bank

GRANTEE(S): PEOPLES BANK, a Washington corporation

LEGAL DESCRIPTION: Lots 1, 2 & 3, Block 6, Knutzen's Add. to Burlington
Full Legal is found on page 4

TAX PARCEL NUMBER(S): 4089-006-002-0001 (P72724) & 4089-006-003-0000 (P72726)

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

20154108

NOV 18 2015

Amount Paid \$ 29,014.73
By [Signature] Skagit Co. Treasurer Deputy

THE GRANTOR, OPUS BANK, a California State-Chartered Commercial Bank, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, conveys and warrants to PEOPLES BANK, a Washington corporation, as Grantee, the real property situated in the County of Skagit, State of Washington, and legally described on page 4 attached hereto, free of encumbrances except as specifically set forth on page 5 attached hereto and made a part hereof.


[signature appears on the following page]

/
/

DATED this 12th day of November, 2015

GRANTOR:

OPUS BANK, a California State-Chartered Commercial Bank,
as successor by merger to Cascade Bank,
a Washington State-Chartered Commercial Bank

By: 
Printed Name: Kathryn Specht
Title: SVP

UNOFFICIAL DOCUMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On Nov. 12th, 2015 before me, Sonia Aggarwal
(insert name and title of the officer)

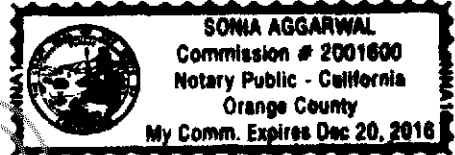
personally appeared Kathryn E Specht
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~(s) are subscribed to the within instrument and acknowledged to me that he~~(s)~~/she~~(s)~~/they executed the same in his~~(s)~~/her~~(s)~~/their authorized capacity~~(ies)~~, and that by his~~(s)~~/her~~(s)~~/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



Statutory Warranty Deed

LEGAL DESCRIPTION

The land referred to in this Instrument is situated in the State of Washington, County of Skagit, and is described as follows:

Lots 1, 2 and 3, Block 6, KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON, according to the Plat thereof recorded in Volume 3 of Plats, Page 80, records of Skagit County, Washington;

EXCEPT that portion conveyed to the City of Burlington by Deed recorded December 2, 1985 under Auditor's File No. 8512020026;

Situated in Skagit County, Washington

Statutory Warranty Deed

LIST OF ENCUMBRANCES

1. Municipal assessments, if any, levied by the City of Burlington, to the extent not presently due and payable.

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Knutzen's Addition to the Town of Burlington

Recorded: June 11, 1909

Auditor's No.: 74105 (Volume 3 of Plats, page 80)

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: January 9, 2007

Auditor's No.: 200701090016

4. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Dated: December 18, 2007

Recorded: December 26, 2007

Auditor's No.: 200712260044

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Area Affected: Exact location not disclosed

5. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records, to the extent not presently due and payable.

Form of Bill of Sale

For good and valuable consideration the receipt of which is hereby acknowledged, **OPUS BANK**, a California State-Chartered Commercial Bank, as successor by merger to Cascade Bank, a Washington State-Chartered Commercial Bank ("**Seller**") does hereby sell, transfer and convey to **PEOPLES BANK**, a Washington corporation ("**Buyer**"), all tangible furniture, furnishings, equipment and other personal property owned by Seller and located on or in or used in connection with the Land and Improvements (as such terms are defined in that certain REAL ESTATE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS dated as of September 23, 2015, between Seller and Buyer).

Notwithstanding the foregoing, Seller and Buyer acknowledge and agree that Seller is not conveying to Buyer and interest in the name "OPUS BANK" or any other name or tradename under which Seller may have operated while at the Improvements.

Seller does hereby represent to Buyer that Seller is the lawful owner of the personal property being transferred hereby and that such personal property is transferred free and clear of all liens and encumbrances, and that Seller has good right to sell the same as aforesaid and will warrant and defend the title thereto unto Buyer, its successors and assigns, against the claims and demands of all persons whomsoever.

DATED this 12th day of November, 2015.

OPUS BANK, a California State-Chartered Commercial Bank, as successor by merger to Cascade Bank, a Washington State-Chartered Commercial Bank

By: 
Printed Name: Kathryn Specht
Title: SVP