



201606010066

Skagit County Auditor \$77.00
6/1/2016 Page 1 of 5 1:28PM

When recorded return to:

Mark Parris
4820 Beaver Pond Drive S
Mount Vernon, WA 98274
4820 Beaver Pond Drive S
Mount Vernon, WA 98274

POOR ORIGINAL

Recorded at the request of:

File Number: 111605

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

111605

THE GRANTORS Columbia State Bank, as to an undivided 21.4% interest, Padilla Financial LLC, as to an undivided 30% interest, Mountain Pacific Bank, as to an undivided 33.4 % interest, and Padilla Bay LLC, as to an undivided 15.2 % interest for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Mark Parris and Jeanne Parris, husband and wife** the following described estate, situated in the County of Skagit, State of :

Lot 5, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107", as per plat recorded June 10, 2009 as Auditor's File No. 200906100089, and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052.

TOGETHER WITH a non-exclusive easement of view and maintenance of view in a portion of the Lot 26 Open Space Area of said plat described as follows:

Begin at the Northwest corner of Lot 3 of said plat; thence along the Westerly extension of the Northerly line of said Lot 3 to a point on a line parallel with and 100 feet Westerly of the West line of said Lot 3; thence Southerly along said parallel line to its point of intersection with a line drawn parallel with and 100 feet Southwesterly of the Southwesterly line of Lot 4 of said plat; thence along this new parallel line to its point of intersection with a line drawn parallel with and 100 feet Southerly of the Southerly line of Lot 5 of said plat; thence Easterly along this new parallel line to a point on the Southwesterly extension of the Southeasterly line of Lot 5 of said plat; thence Northeasterly along said Southwesterly extension to the Southeast corner of said Lot 5; thence Westerly, Northwesterly and Northerly along the Southerly, Southwesterly and Westerly lines of said Lots 5, 4 and 3 to the point of beginning.

GRANTEE further grants the right to maintain such view with in the easement area described above, so long as such maintenance is carried out in accordance with the applicable provision of the following: 1) Covenants, Conditions and Restrictions, as recorded under AFN 200906100093; 2) Conditions on the face of the plat and 3) applicable government regulations.

Tax Parcel Number(s): P130348, 4986-000-005-0000

Dated: 5-27-2016

Columbia State Bank

By: Robert M.B. Draper, Senior Vice President

Padilla Financial LLC

By: Benjamin Paulus, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2 206
JUN 01 2016

Amount Paid \$ 2675.⁰⁰
Skagit Co. Treasurer
By *TKM* Deputy

Order No:

Padilla Bay LLC

By: Benjamin Paulus, Managing Member

Mountain Pacific Bank

By: Kirby Duncan, Senior Vice President & CCO

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Benjamin Paulus is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Managing Member of Blue Fern Development LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-27-2016

Jordan Salisbury
Notary Public in and for the State of Washington
Residing at Seattle, Washington
My appointment expires: 7-19-2016

Notary Public
State of Washington
JORDAN SALISBURY
MY COMMISSION EXPIRES
7/19/2016

DOCUMENT

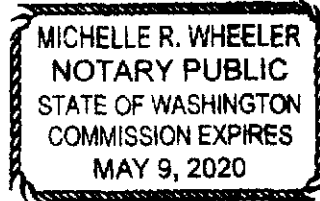
Order No:

Padilla Bay LLC

By: Benjamin Paulus, Managing Member

Mountain Pacific Bank

By: Kirby Duncan, Senior Vice President & CCO
EXECUTIVE VICE PRESIDENT



STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that KIRBY R. DUNCAN is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the EXECUTIVE VICE PRESIDENT & CCO, OF MOUNTAIN PACIFIC BANK to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 26, 2016

Michelle R. Wheeler

Notary Public in and for the State of Washington

Residing at , Washington Everett

My appointment expires: May 9, 2020

UNRECORDED
ORIGINAL DOCUMENT

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Mark Parris
4820 Beaver Pond Drive S
Mount Vernon, WA 98274
4820 Beaver Pond Drive S
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 111605

BARGAIN AND SALE DEED

THE GRANTORS Columbia State Bank, as to an undivided 21.4% interest, Padilla Financial LLC, as to an undivided 30% interest, Mountain Pacific Bank, as to an undivided 33.4 % interest, and Padilla Bay LLC, as to an undivided 15.2 % interest for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Mark Parris and Jeanne Parris, husband and wife** the following described estate, situated in the County of Skagit, State of :

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GRANTEE further grants the right to maintain such view with in the easement area described above, so long as such maintenance is carried out in accordance with the applicable provision of the following: 1) Covenants, Conditions and Restrictions, as recorded under AFN 200906100093; 2) Conditions on the face of the plat and 3) applicable government regulations.

Tax Parcel Number(s): P130348, 4986-000-005-0000

Dated:

Columbia State Bank

By: Robert M.B. Draper, Senior Vice President

Padilla Financial LLC

By: Benjamin Paulus, Managing Member

Order No:

Padilla Bay LLC

By: Benjamin Paulus, Managing Member

Mountain Pacific Bank

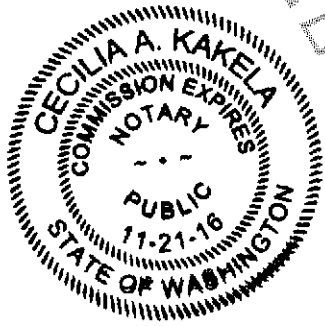
By: Kirby Duncan, Senior Vice President & CCO

STATE OF Washington }
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that Robert LIS Draper is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the SVP of Columbia State Bank to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/27/16

Cecilia A. Kakela



Notary Public in and for the State of Washington
Residing at Washington 901150
My appointment expires: 11-21-16

UNRECORDED
ORIGINAL
DOCUMENT