

When recorded return to:
Garret Cole and Geri Cole
520 Lakeside Drive
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
8/23/2016 Page 1 of 3 1:27PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020028541

BARGAIN AND SALE DEED

THE GRANTOR(S)

Washington Federal, N.A. F/K/A Washington Federal Savings

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Garret Cole and Geri Cole, a married couple

the following described estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): PTN TRACT B AND E SKAGIT COUNTY SHORT PLAT NO. 23-85 Tax/Map ID(s):

Tax Parcel Number(s): P21052 / 340302-4-002-0500, P105234 / 340302-4-002-2302,

Dated: August 20, 2016

Washington Federal F/K/A Washington Federal Savings

BY: Ricka Gerstmann
Ricka Gerstmann

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163694
AUG 23 2016

Amount Paid \$764.00
Skagit Co. Treasurer
By: N/A Deputy

BARGAIN AND SALE DEED

(continued)

State of Washington

County of King

I certify that I know or have satisfactory evidence that Ricka Gerstmann

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Vice President of Washington Federal to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 22, 2016

Joy N. Pardue
Name: Joy N. Pardue
Notary Public in and for the State of Washington
Residing at: Mill Creek, WA
My appointment expires: 9.23.2018

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21052 / 340302-4-002-0500 and P105234 / 340302-4-002-2302

PARCEL "A":

Tract "B" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.

EXCEPT therefrom:

(a) That portion lying Southerly of the Southwesterly projection of the following described line: Beginning at a point on the East line of Tract "A" of said Short Plat which is 12 feet North of the Southeast corner of said Tract "A" as measured along the East line thereof; thence Southwesterly to the Southwest corner of said Tract "A".

ALSO EXCEPT:

(b) Beginning at the Southwest corner of said Tract "A"; thence Southwesterly along the projection of the above described line to a point 10 feet West of the East line of said Tract "B"; thence Northwesterly to the most Northerly corner of said Tract "B"; thence Southerly along the Northeasterly line of said Tract "B" to the point of beginning.

TOGETHER WITH the Northwesterly one foot of that portion of said premises lying within a one foot strip contiguous to and Southerly of the line described in sub-paragraph (a) above and its Southwesterly projection.

ALSO TOGETHER WITH a non-exclusive easement for utility purposes over and across that portion of said Tracts "A" and "B", and over and across Tract 1 of Short Plat No. 74-80, approved June 19, 1980 and recorded under Auditor's File No. 8006190030, in Volume 4 of Short Plat, page 121, records of Skagit County, Washington, lying Northerly of a line 10 feet South of and parallel to the line described in subparagraph (a) above and it's Southwesterly projection.

ALSO TOGETHER WITH non-exclusive rights of ingress, egress and utilities over and across Tract "E" of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 25% interest in Tract "E" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.; EXCEPT the five following described portions thereof:

- (1) The Southeasterly 5 feet of the Northeasterly 198 feet thereof;
- (2) The Northwesterly 5 feet of the Southeasterly 10 feet of the Northeasterly 259.46 feet thereof;
- (3) The Northwesterly 5 feet of the Southeasterly 15 feet of the Northeasterly 259.46 feet thereof;
- (4) That certain 5 foot wide strip of land lying between the Southwesterly extensions of the Northwesterly and Southwesterly lines of Exception 3 hereinabove;
- (5) That certain 5 foot wide strip of land the centerline of which runs between the mid-point on the Southwesterly line of Exception 2 hereinabove and the Easterly most corner of Tract "D" of said Short Plat

Situate in the County of Skagit, State of Washington.