

201610310270

Skagit County Auditor

\$80.00

10/31/2016 Page 1 of 8 1:58PM

When recorded return to:

17389 Bioggett Road  
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 112628

**BARGAIN AND SALE DEED**

112628  
GUARDIAN NORTHWEST TITLE CO.

**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 **John Olson and Janet Olson, husband and wife** the following described estate, situated in the County of Skagit, State of :

Lot 3, "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.

"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): P130346, 4986-000-003-0000

Dated: 10-29-16

Columbia State Bank

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

Padilla ~~Financial~~ Financial LLC

By: Benjamin E. Pauls, Managing Member

Padilla Bay LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 4959  
OCT 31 2016

Amount Paid \$ 3565.00  
By Skagit Co. Treasurer  
Mem Deputy

By: Benjamin P. Paulus, Managing Member

Mountain Pacific Bank

By: Kirby R. Duncan, Executive Vice President &  
CCO

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Benjamin P. 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 PADILLA BAY, LLC & PADILLA FINANCIAL LLC to be the free and  
voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

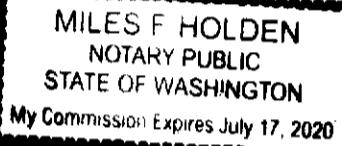
Dated:

October 29th 2016

Miles F Holden  
Notary Public in and for the State of Washington

Residing at Washington 98034

My appointment expires: July 17th 2020



DOCUMENT

When recorded return to:

17389 Blodgett Road  
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 112628

## BARGAIN AND SALE DEED

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"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): P130346, 4986-000-003-0000

Dated: 10-29-14

Columbia State Bank

By Robert M.B. Draper, Senior Vice President

By Robert M.B. Draper, Senior Vice President  
Padilla Bay Financial LLC

By: Benjamin P. Paulus, Managing Member

Padilla Bay LLC

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ION

By: Benjamin P. Paulus, Managing Member

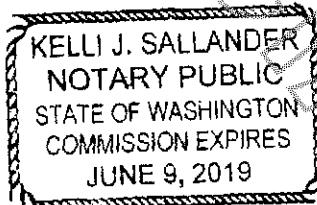
Mountain Pacific Bank

By: Kirby R. Duncan, Executive Vice President &  
CCO

STATE OF Washington  
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that Robert M. B. Draper is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Senior Vice President 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: 10/27/14



Kelli J. Sallander  
Kelli J. Sallander

Notary Public in and for the State of Washington  
Residing at Washington  
My appointment expires: 6.9.19

DOCUMENT

UN  
DOCUMENT

By: Benjamin P. Paulus, Managing Member

Mountain Pacific Bank

By: Kirby R. Duncan, Executive Vice President &

CEO

~~Kirby R. Duncan, Executive  
Vice President & CEO~~

STATE OF Washington  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Kirby Duncan is the person who  
appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the  
of  
voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-26-16

Julie Wakeman

Notary Public in and for the State of Washington

Residing at Washington

My appointment expires: 10-09-16



DOCUMENT

# Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 112628  
5 of 11

## SCHEDULE "B-1"

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Victor L. Benson, et ux, et al  
Dated: December 12, 1989 and December 14, 1989  
Recorded: December 18, 1989 and December 18, 1989  
Auditor's Nos.: 8912180026 and 8912180027  
Purpose: Ingress, egress and utilities  
Area Affected: Roadways and other property

Some of the easement rights herein are appurtenant to real property and some are only personal rights.

B. Road easements, including the terms and provisions thereof, if any, that survived the expiration of the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as Auditor's File Nos. 8912180016, 8912180020 and 8912180094. (Affects: Roadways and other property)

#### C. RESERVATION CONTAINED IN DEED

Executed by: Pacific Nickel Company  
Recorded: February 29, 1949  
Auditor's No.: 428325  
Regarding: Mineral Reservations and road usage

#### D. RESERVATION CONTAINED IN DEED

Executed by: ITT Rayonier  
Recorded: December 18, 1989  
Auditor's Nos.: 8912180020 and 8912180094  
Regarding: Road easements  
Affects: Roadways and other property

#### E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Keith S. Johnson  
And: Scott Paper Co., et al  
Dated: April 2, 1988  
Recorded: June 19, 1989  
Auditor's No.: 8906190004  
Regarding: Roadways and other property

Said document is vague as to which Scott Paper owned properties it applies to, nor did the Company find any specific documents amending it.

F. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Victor L. Benson, et ux  
Recorded: April 27, 2006  
Auditor's No.: 200604270132

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: March 11, 2008  
Recorded: March 18, 2008  
Auditor's No.: 200803180091  
Purpose: Underground facilities and other rights set forth therein  
Affects: Roadway and 10 feet of all lots parallel with and adjacent to roadways

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

Plat/Subdivision Name: Saratoga Passage View C.A.R.D. PL-06-0107  
Recorded: June 10, 2009  
Auditor's No.: 200906100089

Said matters include but are not limited to the following:

1. \$100.00 park donation fee and numerous notes, easements and other matters

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS, THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 10, 2009  
Auditor's No.: 200906100090  
Affects: Lots 1-26

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Victor Benson  
And: Skagit County, et al  
Dated: June 10, 2009  
Recorded: 200906100091  
Auditor's No.: "Plan to improve Sandy & Johnson Creek"

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 112628  
7001

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

Dated: June 10, 2009  
Recorded: June 10, 2009  
Auditor's No.: 200906100093  
Executed By: Victor Benson, et ux

Said covenants states that the affects Lots 2 through 25 and Lots 1 through 26 of said plat.

**L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Victor L. Benson, et ux and David Needy  
And: Public Utility District No. 1  
Dated: December 6, 2010  
Recorded: December 7, 2010  
Auditor's No.: 201012070025  
Regarding: Water service