



201708180079

Skagit County Auditor

\$75.00

8/18/2017 Page

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2 3:38PM

When recorded return to:
WHD LLC
 8461 Berthusen Road
 Lynden, WA 98264

Recorded at the request of:
 File Number: 114415

BARGAIN AND SALE DEED

THE GRANTOR Washington Federal, N.A., formerly known as 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 **WHD, LLC, a Washington Limited Liability Company** the following described estate, situated in the County of Skagit, State of Washington:

GUARDIAN NORTHWEST TITLE CO.

Lots 80, 82, 83 and 85, "MADDOX CREEK P.U.D. PHASE I", according to the plat thereof recorded in Volume 16 of Plats, pages 121 through 130, inclusive, records of Skagit County, Washington.

"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): P109370, 4681-000-080-0000, P109375, 4681-000-085-0000, P109373, 4681-000-083-0000, P109372, 4681-000-082-0000

Dated: August 17, 2017

Washington Federal

Ricka Gerstmann
 By: Ricka Gerstmann, Authorized Agent

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
20173892
AUG 18 2017

Amount Paid \$ 806.⁰⁰
 Skagit Co. Treasurer
 By Man Deputy

STATE OF Washington
 COUNTY OF King } SS:

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

Dated: August 17, 2017

Joy N. Pardue

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

Notary Public in and for the State of Washington
 Residing at , Washington
 My appointment expires: 9.23.2018

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

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

Dated: September 19, 1996
Recorded: September 20, 1996
Auditor's No: 9609200054
Executed by: Interwest Properties, Inc.

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

D. 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:

Plat/Subdivision Name: Maddox Creek P.U.D. Phase I
Recorded: September 9, 1996
Auditor's No: 9609090082

E. Any tax, fee, assessments or charges as may be levied by Maddox Creek Master Community Association.