



201711010038

Skagit County Auditor

\$75.00

11/1/2017 Page

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2 1:29PM

When recorded return to:

100 Pine Road  
Bellingham, WA 98225

Recorded at the request of:

File Number: 114958

## BARGAIN AND SALE DEED

114958

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Washington Federal, which acquired title 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 Nielsen Brothers, Inc. the following described estate, situated in the County of Skagit, State of Washington:

## PARCEL "A":

Tract 84, "MADDOX CREEK P.U.D. PHASE I", as per plat recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.

## PARCEL "B":

Tract 89, "MADDOX CREEK P.U.D. PHASE I", as per plat recorded in Volume 16 of Plats, pages 121 through 130, 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): P109374, 4681-000-084-0000, P109379, 4681-000-089-0000

Dated: 10-30-17

Washington Federal

  
By: Ricka Gerstmann, Authorized AgentSKAGIT COUNTY, WASHINGTON  
REAL ESTATE EXCISE TAX

20175123

NOV 01 2017

Amount Paid \$ 628.<sup>00</sup>  
Skagit Co. Treasurer  
By  DeputySTATE 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: October 30, 2017JOY N PARDUE  
Notary Public, State of Washington  
My Commission Expires  
September 23, 2018Notary Public in and for the State of WashingtonResiding at: WashingtonMy appointment expires: 9-23-2018

Exhibit A

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.