

When recorded return to:

Scott D. Zimmerman and Hilda M Ramon Lopez
8947 Garden Terrace Lane
Sedro Woolley, WA 98284



201806210078

08/21/2018 03:38 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034589

CHICAGO TITLE
620034589

BARGAIN AND SALE DEED

THE GRANTOR(S)

Michelle Mellema, Personal Representative of the Estate of James H. Regnier, deceased, and S. Darlyne Regnier, also shown of record as Shirley D. Regnier, an unmarried/incapacitated person by Iris B. Kingston, President of Senior Support Services, Inc., her Guardian

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

Scott D. Zimmerman and Hilda M Ramon Lopez, a married couple

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

Lot 5, PLAT OF GARDEN TERRACE, according to the plat thereof, recorded in Volume 15 of Plats, pages 153 and 154, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105663 / 4623-000-005-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20180621
JUN 21 2018


Amount Paid \$ 4,277.00
By *mh* Skagit Co. Treasurer
Deputy

BARGAIN AND SALE DEED
(continued)

Dated: June 14, 2018

The Estate of James H. Regnier

BY:  Personal Representative
Michelle Mellema
Personal Representative


S. Darlyne Regnier by
Iris B. Kingston, President of Senior Support
Services, Inc., her Guardian

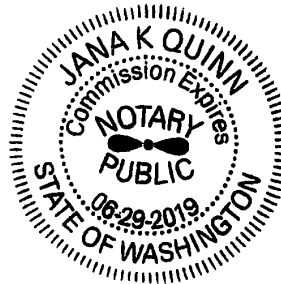
BARGAIN AND SALE DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michelle Mellema is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of James H. Regnier to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 20, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Iris B. Kingston is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as President of Senior Support Services, Inc., Guardian of S. Darlyne Regnier to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-20-2018

Kelly K Miller
Name: Kelly K Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

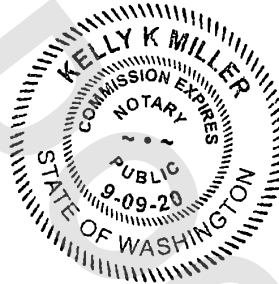


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 20, 1993
Auditor's No.: 9309200097, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: 15 feet on all sides

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 4-88:

Recording No: 8802120010

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 19, 1988
Auditor's No(s): 8804190011, records of Skagit County, Washington

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF GARDEN TERRACE:

Recording No: 9402070114

5. Agreement, including the terms and conditions thereof; entered into;
Recorded: November 4, 1987
Auditor's No.: 8711040006, records of Skagit County, Washington
Providing: On-site Sewage System

6. Road maintenance agreement and declaration of easement among adjoining property owners recorded January 8, 2004 under Auditor's File No. 200401080037 records of Skagit County, Washington.

EXHIBIT "A"

Exceptions (continued)

7. Agreement, including the terms and conditions thereof; entered into;
By: Ray Wickert
And Between: Skagit County
Recorded: August 9, 1993
Auditor's No.: 9308090073, records of Skagit County, Washington
Providing: Alternative Sewage System
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 8, 1994
Auditor's No(s): 9404080053, records of Skagit County, Washington
In favor of: James R. Mumford II and Debra R. Mumford, husband and wife and C.
Ray Wickert and Connie L. Wickert, husband and wife
For: Water Pipeline
Affects: The Southerly 10 feet of said premises
9. Setback Easement including the terms, covenants and provisions thereof

Recording Date: April 24, 2007
Recording No.: 200704240128
10. Liability to future assessments, if any, levied by Road Maintenance Agreement recorded under Auditor's File No. 200401080037, records of Skagit County, Washington.
11. City, county or local improvement district assessments, if any.