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10/17/2023 03:40 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8427
OCT 17 2023

After Recording Mail To:
Andrew C. Schuh
1204 Cleveland Avenue
Mount Vernon, WA 98273

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By  Deputy

BARGAIN AND SALE DEED

THE GRANTORS, Ricke Reed and Rose Ann Reed, husband and wife, in consideration of \$10.00, in hand paid, bargain, sell, and convey to Ricke L. Reed and Rose Ann Reed, as Co-Trustees of The Ricke L. Reed and Rose Ann Reed Revocable Trust dated the 29 day of September, 2023, Grantees, the following described estate:

Assessor's Property Tax Parcel/Account Number: P38929/350512-3-005-0017

Abbreviated Legal Description:

(12.7100 ac) SE1/4 SW1/4, SECTION 12, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LESS W 250FT & RD LESS TH PTN SE1/4 SW1/4 COM AT SE COR OF SE1/4 SW1/4 TH N 89-51-51 W ALG S LI OF SD SUB 43.50FT TH N 1-37-28 E 439.11FT TO TPOB TH N 89-51-51 W PLW S LI OF SD SUB 945.98FT TH N 0-36-36 W PLW W LI SUB 892.38FT TO INT WITH N LI SUB TH S 89-59-02 E ALG SD N LI 980.84FT TO NE COR OF SUB TH S 1-37-28 W 894.66FT TO TPOB AKA PTN OF TR 75 SURVEY AF#8910230031

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number: P38932/350512-3-006-0016

Abbreviated Legal Description:

(6.9800 ac) E 230FT OF W 250FT OF SE1/4 SW1/4, SECTION 12, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. AKA PTN OF TR 75 SURVEY AF#8910230031

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number: P38933/350512-3-007-0007

Abbreviated Legal Description:

(0.6000 ac) W 20FT SE1/4 SW1/4, SECTION 12, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

Situate in the County of Skagit, State of Washington.

Full Legal Description is attached hereto as Exhibit A and is incorporated herein by this reference.

SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS AS DESCRIBED IN EXHIBIT B, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.


The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and

Dated: The 29 day of September 2023.

Rose Ann Reed
Rose Ann Reed

I certify that I know or have satisfactory evidence that Ricke Reed and Rose Ann Reed are the persons who appeared before me and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

DATED: Sept. 29, 2023


Andrew C. Schuh, Notary Public
My commission expires January 29, 2026

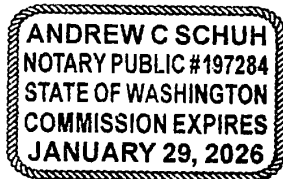


EXHIBIT "A"**Legal Description:**

That portion of the Southwest $\frac{1}{4}$ of Section 12, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section 12;
thence North $0^{\circ}36'36''$ West along the West line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 12, a distance of 1,361.35 feet to the Southerly boundary of the County road, known as the Bacus Road;
thence South $81^{\circ}31'19''$ East along the South line of said road 351.37 feet;
thence South $0^{\circ}36'36''$ East 871.36 feet;
thence South $89^{\circ}51'51''$ East 945.98 feet;
thence South $1^{\circ}37'28''$ West 439.11 feet to the intersection with the South line of said Section 12;
thence North $89^{\circ}51'51''$ West along said Section line 1,275.84 feet to the true point of beginning.

Said tract also shown as Tract 75 of that certain record of survey filed October 23, 1989 in Book 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"**EXCEPTIONS:****A. TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT":**

Dated: February 17, 1989
Recorded: February 21, 1989
Auditor's No.: 8902210090
Executed By: Noretap, a Washington General Partnership

SAID DECLARATION WAS AMENDED BY INSTRUMENT:

Recorded: October 23, 1989
Auditor's No.: 8910230016

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines

Area Affected: Easement No. 1: A 15 foot strip of land, being parallel with and adjoining the Southerly margin of Bacus Hill Road.
Easement No. 2: A right of way 15 feet in width having 7.5 feet of such width on each side of a centerline described as follows: The centerline of Grantee's facilities as constructed, or to be constructed, extended or relocated, lying within the above-described property

Dated: June 7, 1989
Recorded: June 9, 1989
Auditor's No.: 8906090006

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Charles Ferguson and Marilyn J. Ferguson, husband and wife.

Purpose: The non-exclusive right to take water from that certain well hereafter described and an easement for waterline installation, maintenance and repair. TOGETHER WITH the covenant that a pollution free area with a 100 foot radius of the said well shall be maintained by the present and future owners of the servient property upon which said well is located.

EXCEPTIONS CONTINUED:**C. (Continued)**

Area Affected: A 30 foot strip of land within the West ½ of the Southeast ¼ of the Southwest ¼ of Section 12, Township 35 North, Range 5 East, W.M., lying 15.00 feet on each side of the following described centerline: Beginning at the Southeast corner of said Southwest ¼ of the Southwest 1/4; thence North 89°51'51" West, along the South line of said Subdivision 906.80 feet; thence North 0°36'36" West, parallel with the West line of said subdivision, 254.34 feet to an existing well, said well being the true point of beginning; thence continuing North 0°36'36" West, 200.00 feet, more or less, to the South line of the hereinabove described main tract and the terminus point of said centerline.

Dated: September 27, 1989
Recorded: September 29, 1989
Auditor's No.: 8909290056

D. RESERVATION CONTAINED IN INSTRUMENT:

Recorded: September 29, 1989
Auditor's No.: 8909290056
As Follows: As to said well, Grantor reserves the right to install two or more independent water systems in said well, to supply water to property known as Tracts 75 and 77, "Bacus Hill Tracts", an unrecorded survey. Grantor agrees to install a new water pipe line ¾ inch or greater from the existing house to said well to replace existing line which is to be hereafter abandoned. Said line will be connected to the well and to the house with a shut off valve.

E. "DECLARATION OF COVENANTS REQUIRING PRIVATE MAINTENANCE OF APPROVED PRIVATE ROAD AND DEDICATION TO COUNTY WHEN REQUIRED", AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 30, 1989
Auditor's No.: 8910300086
Executed By: Noretap, a Washington General Partnership

F. Matter disclosed by record of Survey filed October 23, 1989 in Book 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031 including, but not limited to the following:

- 1.) Parcel number shown on this map are strictly informational only and are not to be used in any conveyance of title;
- 2.) Parcel numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 17, 18, 20, 43, 44, 75, 76, 77 should be described and conveyed by metes and bounds description and all other parcels should be described and conveyed as subdivisional parts of the section;

EXCEPTIONS CONTINUED:**F. (Continued)**

3.) This map is not a plat or intended to be such, its intent was to show property corners set and a graphic representation of those easements disclosed under Auditor's File No. 8902210090 and Auditor's File No. 8910230016, records of Skagit County and does not disclose all easements, reservations and restrictions of record.

G. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: March 21, 1990
Recorded: April 19, 1990
Auditor's No.: 9004190004
Executed By: Noretap, A General Partnership

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and /or distribution lines.

Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the North line of said property that is approximately 5 feet Westerly of the Northeast corner thereof; thence Southwesterly approximately 500 feet; thence West approximately 270 feet to the West line of said property and the terminus of this description

Dated: September 4, 1990
Recorded: October 29, 1990
Auditor's No.: 9010290104

Said instrument is a re-recording of Auditor's File No. 9009110020