



200411090154

Skagit County Auditor

AFTER RECORDING MAIL TO:
MS. Robin Rushing
1686 LAKE SAMISH RD.
Bellingham, WA. 98226

11/9/2004 Page 1 of 4 3:38PM

200211010133

Skagit County Auditor

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**THIS DOCUMENT IS BEING RE RECORDED TO ADD THE SUBJECT TO'S.

25472
FIRST AMERICAN TITLE CO.

BARGAIN AND SALE DEED

69471

Escrow No. 22038
Title Order No. 69471

THE GRANTOR(S), **BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE**, for and in consideration of **Ten Dollars and other good and valuable consideration**, in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm(s) to **Robin Rushing, A SINGLE WOMAN**, the following described real estate, situated in the county of **Whatcomsch**, State of Washington:

Lot 2 SP 25-84 SE SE SW Skagit 7-36-4

Assessor's Property Tax Parcel/Account Number(s): 36040700190402

The Grantor(s) for HERSELF and for HER successors in interest do(es) 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 do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, THEY will forever warrant and defend the said described real estate.

Dated:

BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

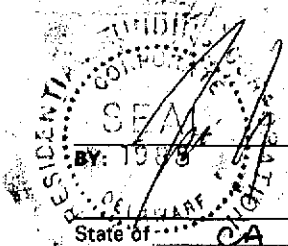
5105
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6045
NOV 09 2004

NOV 09 2004

Amount Paid: \$
Skagit Co. Treasurer
By: [Signature] Deputy

Amount Paid: \$
Skagit Co. Treasurer
By: [Signature] Deputy



BY: Louis A. Amaya

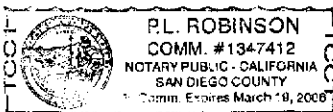
State of CA

County of San Diego)ss.

I certify that I know or have satisfactory evidence that Louis A. Amaya is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the V.P. of **BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-3-06.

P. & B.



Notary Public in and for the State of CA
Residing at SAN DIEGO
My appointment expires 3-19-06.

Commitment No. 00069471

Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 2 of Short Plat No. 25-84, approved June 18, 1984, recorded June 18, 1984 under Auditor's File No. 8406180069 in Volume 6 of Short Plats, page 157, under Auditor's File No. 8406180069, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 36 North, Range 4 East, W.M.

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of my office this 4 day of November 2002

N. Baumann
Auditor

By Justin J. Swala
Auditor



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Skagit County Auditor

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Schedule "B-1" Exceptions

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Date: July 9 1945
Recorded: July 13, 1945
Auditor's No. 381792
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: As said center line has been heretofore surveyed and located of said center line is not disclosed on the record

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Glenn E. McLucas and Wave W. McLucas, husband and wife
Date: December 29, 1960
Recorded: January 16, 1961
Auditor's No. 603126
Purpose: A perpetual easement and right-of-way for water pipeline including the right to install, repair, and maintain said pipeline
Area Affected: The exact location of said pipeline is not disclosed on the record

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 25-84
Recorded: June 18, 1984
Auditor's No.: 8406180069
(Copy attached)



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D. EASEMENT AND PROVISIONS THEREIN:

Granted:
Dated:
Recorded:
Auditor's No.
Purpose:

Puget Sound Power & Light Company
October 9, 1987
October 21, 1987
8710210008

Right to construct, operate, maintain, repair,
replace and enlarge one or more electric
transmission and/or distribution lines over
and/or under the right-of-way
East 5 feet of the North 225 feet of the
subject property and West 5 feet of the North
225 feet of the above described Lot 1

Location:

E. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek:

Silver Creek

F. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

G. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between
And:

Dated:
Recorded:
Auditor's No:
Regarding:
Affects:

Samish Water District, a municipal corporation
Thomas W. Buggia and Sheila Archangel-
Buggia
September 20, 2001
January 10, 2002
200201100113
Portion of subject property
Includes other property



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