

When Recorded Return to:
DICK VANDERKOOY and OLGA VANDERKOOY
16026 Calhoun Road
Mount Vernon WA 98273



200704060062
Skagit County Auditor

4/6/2007 Page 1 of 4 11:58AM

Chicago Title Company - Island Division
Order No: **BE11353 MJJ**

BARGAIN AND SALE DEED

CHICAGO TITLE CO.
IC 41928

THE GRANTOR(S) **ROBERT H. VAN PELT and ANN VAN PELT, husband and wife**

for and in consideration of One Million Four Hundred Thousand and 00/100.....(\$1,400,000.00)
DOLLARS in hand paid, bargains, sells, and conveys to **DICK VANDERKOOY and OLGA VANDERKOOY, husband and wife**

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

PARCEL A:

The East half of the Southwest quarter of Section 16 and the North half of the Northwest quarter of Section 21, all in Township 34 North, Range 3 East, W.M.;

EXCEPT the West 30 feet of the Northwest quarter of the Northwest quarter of said Section 21, as conveyed to Skagit County by Deeds recorded February 2, 1904 in Volume 54 of Deeds, Page 122 and recorded November 20, 1967, as Auditor's File No. 707100, records of Skagit County, Washington;

AND EXCEPT drainage ditch rights of way, if any.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress and egress, over and across the West 20 feet of the Southwest quarter of the Northeast quarter of Section 21, Township 34 North, Range 3 East, W.M., as conveyed by Deed from Joseph E. Ewing, etux., recorded May 13, 1997, as Auditor's File No. 9705130028, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 340321-2-004-0004 P22236, 340321-2-001-0007 P22234, 340316-3-001-0002 P22060 and 340316-3-005-0008 P22064

Subject to: Restrictions, covenants and easement of record as more fully described in Schedule B-001, commitment for title insurance IC41928, which is attached as Exhibit "A"; and, Skagit County Right To Farm Ordinance as more fully described in the attached Exhibit "B".

The Grantor(s) for themselves and for their 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: March 28, 2007

ROBERT H. VAN PELT

ANN VAN PELT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1591
APR 06 2007
24925⁰⁰
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT H. VAN PELT and ANN VAN PELT are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 5, 2007

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



UNOFFICIAL DOCUMENT


200704060062
Skagit County Auditor

EXHIBIT 'A'

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 3, 1956
Auditor's No(s): 539632, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipe or pipes and line or lines together with necessary appurtenances and right of ingress and egress
Affects: The North 20 feet of the NW ¼ of 21/34/3 and the South 20 feet of the E/2 of the SW ¼ of 16/24/3
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050084, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The East 20 feet of the NE ¼ of the NW ¼ of 21/34/3
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 29, 1994
Auditor's No(s): 9411290060, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The East 20 feet of the South 20 feet of the SW ¼ of 16/34/4
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 12, 1996
Auditor's No(s): 9602120003, records of Skagit County, Washington
In favor of: Sylvia Merle Christensen
For: Access and utilities
Affects: The South 660 feet of the East 20 feet of the N/2 of the NW ¼ of 21/34/3 and the gravel lane adjacent thereto
5. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or adjacent to Designated Natural Resource Lands;
Recorded: March 11, 2002
Auditor's No(s): 200203110142, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: March 11, 2002
Auditor's No(s): 200203110143, records of Skagit County, Washington
7. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. Any question that may arise due to shifting or change in the course of Higgins Slough or due to said slough having shifted or changed its course.
9. Terms and conditions of the easement set forth in **Parcel B of Exhibit "A"**.

- END OF SCHEDULE B-001 -

LPB 15-05



200704060062
Skagit County Auditor

EXHIBIT 'B'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



PR 15-05

200704060062
Skagit County Auditor

4/6/2007 Page

4 of

4 11:58AM