

When recorded return to:

Mr. and Mrs. Dean Allen Roberts
6824 158th Street SE
Snohomish, WA 98296

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B95812



200811120068
Skagit County Auditor

11/12/2008 Page 1 of 5 3:24PM

BARGAIN AND SALE DEED

B95812 E

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Whidbey Island Bank or and in consideration of **ONE HUNDRED TWENTY THOUSAND NINE HUNDRED THIRTY THREE AND 13/100 Dollars \$120,933.13**, in hand paid, bargains, sells, and conveys to **Dean Allen Roberts and Kathleen Diane Roberts, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

Commencing at the Northeast corner of said Section 17; thence South 0°37'29" West, along the East line thereof, 841.89 feet; thence North 89°22'15" West, 730.93 feet to the true point of beginning; thence South 89°22'15" East, 730.93 feet to the East line of said Section 17; thence South 0°37'29" West, along the East line thereof, 556 feet; thence North 89°22'31" West, 623.19 feet; thence South 47°00'42" West, 897.66 feet to the Northeasterly right-of-way line of Lake Cavanaugh Road; thence Northwesterly along said line, 691.51 feet to a point which lies South 57°02'07" West from the true point of beginning; thence North 57°02'07" East, 971.16 feet to the true point of beginning.

EXCEPT road and/or rights-of-way.

(Also known as Lot "C" of that un-recorded boundary line adjustment map.)

All located in the Northeast ¼ of Section 17, Township 33 North, Range 5 East, W.M..
Tax Parcel Number(s): P18098, 330517-1-001-0129

SUBJECT TO Covenants, conditions, restrictions and easements as set forth in Schedule B-1 attached hereto and made a part hereof.

The Grantor for himself/herself and for his/her successors in interest does 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 does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: 11-11-08

Whidbey Island Bank

By: Robert W. Shutte

3715
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 12 2008

Amount Paid \$ 2157.61
By Skagit Co. Treasurer Deputy

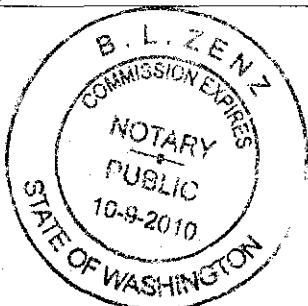
STATE OF: Washington

County Of: Skagit

SS:

I certify that I know or have satisfactory evidence that Robert W. Shutte signed this instrument, on oath stated that He is/are Authorized to execute the instrument and acknowledged it as the Senior Vice President of Whidbey Island Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-12-08



[Signature]
Notary Public in and for the State of: Washington
Residing at: [Signature]
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. RESERVATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:

In Favor Of: Geo. I. Dunlap, as Treasurer of Skagit County, State of Washington
Purpose: Reserving all existing roads and Railroad Grades, if any, over the above described property
Dated: July 15, 1937
Recorded: July 19, 1937
Auditor's File No.: 292469
Official Records: Volume 172, page 326
Affects: Northeast 1/4 of the Northeast 1/4

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Purpose: Erect, maintain, etc. one or more electric power transmission lines, etc.
Area Affected: A strip of land 125 feet in width running over and across a portion of the subject property
Dated: January 24, 1946
Recorded: January 30, 1946
Auditor's File No.: 387798
Deed Records: Volume 206, page 284
Affects: Northeast 1/4 of the Northeast 1/4

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Purpose: Erect, maintain, etc. one or more line(s) of electric transmission structures, etc.
Area Affected: A strip of land 137.5 feet in width, lying on the Northeasterly side of and adjoining that certain existing 125 foot strip of land as set forth in Paragraph B
Dated: April 22, 1963
Recorded: April 29, 1963
Auditor's No.: 635159
Deed Records: Volume 330, page 234
Area Affected: Northeast 1/4 of the Northeast 1/4

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Recorded: May 1, 1946
Auditor's No.: 391280
Purpose: Transmission line
Area Affected: Strip of land 125 feet in width



200811120068
Skagit County Auditor

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 8, 1924
Recorded: September 26, 1924
Auditor's No.: 177547
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Division of Forestry
Dated: June 4, 1940
Recorded: July 3, 1940
Auditor's No.: 327179
Purpose: Construct and maintain a telephone line for forest protection purposes only
Area Affected: Property herein described, and other property

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Dated: June 22, 1946
Recorded: June 25, 1946
Auditor's No.: 393287
Purpose: Fourteen (14) foot access road
Area Affected: Property herein described, and other property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: H. Chapin Dykers and Anne Dykers, and Obert Dykers, and Buse Timber and Sales, Inc.
Dated: January 25, 1962
Recorded: January 25, 1962
Auditor's No.: 617235
Purpose: Logging Road
Area Affected: Property herein described, and other property

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America and its assigns
Recorded: April 5, 1973
Auditor's No.: 783405
Purpose: Transmission line easement; Perpetual easement and right to enter and erect, maintain, repair, rebuild, operate electric power transmission structures and appurtenant signal lines



200811120068

Skagit County Auditor

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Dated: April 23, 1963
Recorded: May 14, 1963
Auditor's No.: 635859
Purpose: Transmission line easement; Perpetual easement and right to enter and erect, maintain, repair, rebuild, operate and patrol one or more line(s) of electric power transmission structures and appurtenant signal lines
Area Affected: A portion of the Southeast ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 5 East, W.M.; "As Built"

K. RESERVATION CONTAINED IN INSTRUMENT:

Executed by: Pope & Talbot, Inc., a Delaware corporation
Recorded: November 6, 1986
Auditor's No.: 8611060037
As Follows:

Reserving to Seller, its successors and assigns, forever, the full, complete and absolute rights to all oils, gases, coal, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in instruments of record, with the right of entry upon said land to prospect and explore for and also to take, mine and remove the same, provided said purchaser, its successors and assigns shall be reasonably compensated for all damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

L. RESERVATION CONTAINED IN INSTRUMENT:

Executed by: Pope & Talbot, Inc., a Delaware corporation
Recorded: November 10, 1986
Auditor's No.: 8611100061
As Follows:

Reserving to Seller, its successors and assigns, forever, the full, complete and absolute rights to all oils, gases, coal, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in instruments of record, with the right of entry upon said land to prospect and explore for and also to take, mine and remove the same, provided said purchaser, its successors and assigns shall be reasonably compensated for all damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Merrill & Ring, its successors, permittees and licensees
Dated: January 1, 2001
Recorded: January 19, 2001
Auditor's No.: 200101190061
Purpose: Road
Area Affected: A portion of the subject property



200811120068
Skagit County Auditor

N. ROAD EASEMENT AND/OR AGREEMENTS AS INCLUDED IN THAT INSTRUMENT:

Recorded: January 19, 2001
Auditor's No.: 200101190062
First Party: Merrill & Ring
Second Party: Noretep

O. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Noretep
Recorded: July 13, 2001
Auditor's No.: 200107130010
Regarding: Protected Critical Area Site Plan

Protected Critical Area (PCA) is to be left undisturbed in a natural state. No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind or planting of non-native vegetation is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with Skagit County Code 14.24.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

P. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 5, 2001
Auditor's File No.: 200107050162
Document Title: Title Notification
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



200811120068

Skagit County Auditor