



200910090078

Skagit County Auditor

10/9/2009 Page 1 of 2 3:31PM

When recorded return to:

Keith S. Johnson  
18870 Quail Drive  
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 98366

**BARGAIN AND SALE DEED**

98366-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Washington Federal Savings or and in consideration of **SIX HUNDRED SIXTY FIVE THOUSAND AND NO/100 Dollars \$665,000.00**, in hand paid, bargains, sells, and conveys to Keith S. Johnson, a single man the following described estate, situated in the County of Skagit, State of Washington:

Parcel A:

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M., EXCEPT road and EXCEPT rights of way for Drainage Ditches appropriated by Drainage District No. 17.

Parcel B:

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision; thence North along the East line of said Highway 15 feet; thence East parallel to the South line of said subdivision 350 feet; thence South 45° East to an existing fence line, (lying approximately 9 feet North of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M.); thence Easterly along said fence line to the East line of said subdivision; thence South along said East line to the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 8; thence West along the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 to the point of beginning.

Parcel C:

The North 20 acres of the West 40 acres of the South 1/2 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the East 220 feet of the North 330 feet of said North 20 acres; AND EXCEPT that portion, if any, lying within the boundaries of the Southeast 1/4 of the Southwest 1/4 of said Section 8; AND EXCEPT that portion, if any, lying within the boundaries of the South 20 acres of the West 40 acres of the South 1/2 of the Southwest 1/4 of said Section 8; AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 12, 1935 and recorded January 20, 1941 under Auditor's File No. 334267, in Volume 182 of Deeds, page 371, records of Skagit County, Washington; AND EXCEPT that portion lying within the as built and existing County road running along the West line of said subdivision; AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision; thence North along the East line of said Highway, 15 feet; thence East parallel to the South line of said subdivision 350 feet; thence South 45 degrees East to an existing fence line (lying approximately 9 feet North of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M.); thence Easterly along said fence line to the East line of said subdivision; thence South along said East line to the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 8; thence West along the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 to the point of beginning.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Tax Parcel Number(s): P16541, 330408-3-009-0004, 16542, 330408-3-011-0000

Order No:

Dated: 10/1/09

Washington Federal Savings  
[Signature]  
By: Russell Peterson, Vice President

[Signature]  
By: Ronald McKenzie, Vice President

STATE OF Washington )  
COUNTY OF King ) SS:

I certify that I know or have satisfactory evidence that Russell D. Peterson and  
Ronald L. McKenzie is/are the person(s) who appeared before  
me, and said person(s) acknowledge that they signed this instrument, on oath stated they  
is/are authorized to execute the instrument and acknowledge that as ~~the~~ Vice Presidents  
of Washington Federal Savings  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/1/09

[Signature]  
Notary Public in and for the State of WA  
Residing at Federal Way  
My appointment expires: 6/29/10

3108  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
OCT 09 2009  
Amount Paid \$ 11,842.00  
Skagit Co. Treasurer  
By [Signature] Deputy



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