



201010290153
Skagit County Auditor

10/29/2010 Page 1 of 5 2:30PM

When recorded return to:

Michael A. Winslow
411 Main Street
Mount Vernon, Washington 98273

BARGAIN AND SALE DEED

Grantors: P. Steven Harmon and Jewell R. Harmon, Trustees of the P. Steven and Jewell R. Harmon Trust, UTD March 22, 2004.

Grantees: Adam R. Pearson and Chelsea D. Pearson, husband and wife, as to a Fifty Percent (50%) interest.

Legal Description (abbreviated):

Lot 73 of Cheasty's Big Lake Tracts; TW abutting shoreland

Full legal description set forth below.

Assessor's Property Tax
Parcel or Account No.: P64470; P29973

Reference Nos of Documents
Assigned or Released: None

3324
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2010

Amount Paid \$ 3582.80
Skagit Co. Treasurer
By *jo* Deputy

Conveyance:

The Grantors, for and in consideration of \$10.00 and other good and value consideration in hand paid, bargains, sells, and conveys to the Grantees a Fifty Percent (50%) interest to be held as Tenants in Common with Grantors, as to the remaining Fifty Percent (50%) interest in the following described real estate situated in Skagit County, Washington:

PARCEL "A"
Lot 73, "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON",
as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

PARCEL "B"

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, adjoining the Easterly line of the "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying between the following described lines: The Easterly extension of the Northerly line of Lot 73 of said Plat and a line drawn at right angles to the centerline of said right of way through the Northerlymost corner of Lot 74 of said plat,

EXCEPT that portion thereof, if any, lying within the right of way of State Highway No. 9.

PARCEL "C"

Shorelands in front of, adjacent to or abutting Tract 73, "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

SUBJECT TO all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's preliminary commitment #134586-PE, which is attached hereto as "Exhibit A."

ALSO SUBJECT TO that certain Deed of Trust in favor of William C. Bailey, successor trustee of the W.T. Bailey and C.J. Bailey Trusts (under declaration dated March 25, 2009) as recorded under Skagit County AFN 200909300060, for which Grantee agrees to assume Fifty Percent (50%) of the debt secured by said Deed of Trust.

The Grantors, for themselves and for their successors in interest do, by these present, 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 hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise.

Dated: October 28, 2010.

The P. Steven and Jewell R. Harmon Trust,
UTD March 22, 2004


P. Steven Harmon, Trustee


Jewell R. Harmon, Trustee

Bargain & Sale Deed

\\SERVER\Time Matters Files\Harmon-Mallard Cove\1



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State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that P. Steven Harmon is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Trustee of the P. Steven and Jewell R. Harmon Trust, UTD March 22, 2004, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: October 28th, 2010.

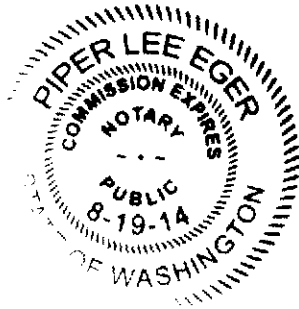


Piper Lee Eger
Piper Lee Eger, Notary Public
My commission expires 8/19/14

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Jewell R. Harmon is the person who appeared before me; that she acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged as the Trustee of the P. Steven and Jewell R. Harmon Trust, UTD March 22, 2004, to be the free and voluntary act of her for the uses and purposes contained in the instrument.

DATED: October 28th, 2010.



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EXCEPTIONS:

- A. Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.)
- B. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington, to which record reference is made for full particulars.
- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sanitary sewers together with pump station and necessary appurtenances
 In Favor Of: Skagit County Sewer District No. 2
 Recorded: January 26, 1979
 Auditor's No.: 895464
 Affects:

This sewer easement is through Lot 73, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington. This easement is that portion of the above described lot included within the limits of a strip of land 10 feet in width, the centerline of which is described as the centerline of the sewer pipe line as constructed and shall be located on shore within 35 feet of the line of normal high water. TOGETHER WITH a 30 foot temporary construction easement the centerline of which is the centerline of the pipeline above described, also the West 25 feet of said Lot 73.

- D. Matters disclosed by Record of Survey filed October 11, 1983, in Volume 5 of Surveys, page 61, under Auditor's File No. 8310110016.
- E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.
- F. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- G. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Leonard & Boudinot
 Recorded: October 11, 1983
 Auditor's File No.: 8310110016

EXHIBIT A

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EXCEPTIONS CONTINUED:

NOTE: For your information, where reference is made in this policy to the attachment of documents affecting the title herein and copies have been supplied in connection with "Preliminary Commitment for Title Insurance" by which this policy has been written, no further copies will be supplied and reference to said "Preliminary Commitment for Title Insurance" is hereby made for full particulars.



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