



201203190212
Skagit County Auditor

3/19/2012 Page 1 of 4 12:55PM

When recorded return to:

Edgar Uhlmann
5689 Byrne Road
Burnaby, BC V5J 3J1

Recorded at the request of:

File Number: A101655

BARGAIN AND SALE DEED

A101655

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Whidbey Island Bank, a Washington corporation for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Edgar Uhlmann, an unmarried man the following described estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

Lot 8D, "MARINE CREST PHASE II PLAT", as per plat recorded March 17, 2008, under Auditor's File No. 200803170150, records of Skagit County, Washington.

PARCEL "B":

Lot 8E, "MARINE CREST PHASE II PLAT", as per plat recorded March 17, 2008, under Auditor's File No. 200803170150, records of Skagit County, Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): P127515, 4952-000-008-0500, P127514, 4952-000-008-0400

Dated: March 12, 2012

Whidbey Island Bank

Elizabeth Crenna VP
By: Elizabeth Crenna, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EX. TAX

2012708
MAR 19 2012

Amount Paid \$ *1429.⁰⁰*
Skagit Co. Treasurer
By *Carlton* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elizabeth Crenna is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Vice President of Whidbey Island Bank, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-12-12



Christine A. Krell
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 7-29-14

EXHIBIT A

EXCEPTIONS:

A. Rights of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat in reasonable grading of all the streets and avenues, shown thereon, as granted in the dedication of the plat.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Todd Kirkpatrick and Carol Kirkpatrick, husband and wife
And: Marine Heights Homeowners Association
Dated: November 21, 2000
Recorded: November 22, 2000
Auditor's No.: 200011220107
Regarding: View Rights

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 4, 2005
Recorded: February 14, 2005
Auditor's No.: 200502140152
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 4, 2005
Recorded: February 14, 2005
Auditor's No.: 200502140153
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated



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

Short Plat No.: ANA-04-003
Recorded: May 20, 2005
Auditor's No.: 200505200118

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 1, 2005
Auditor's No.: 200512010170

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 27, 2005
Recorded: May 27, 2005
Auditor's No.: 200505270229
Executed By: Empire One Development & Holdings

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 13, 2005
Recorded: July 13, 2005
Auditor's No.: 200507130131

Declaration Dated: July 18, 2005
Recorded: July 19, 2005
Auditor's No.: 200507190001

Declaration Dated: January 18, 2006
Recorded: January 20, 2006
Auditor's No.: 200601200010

Declaration Dated: April 24, 2007
Recorded: April 24, 2007
Auditor's No.: 200704240095

H. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Marine Crest Phase II Plat
Recorded: March 17, 2008
Auditor's No.: 200803170150



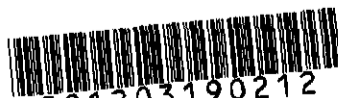
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I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes
Dated: January 3, 2008
Recorded: January 3, 2008
Auditor's No.: 200801030008
Purpose: Avigation Easement
Area Affected: Subject property and other property

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Todd and Carol Kirkpatrick
Dated: March 9, 2007
Recorded: March 12, 2007
Auditor's No.: 200703120187
Purpose: Ingress, egress and utilities
Area Affected: Portion of the subject property



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