

When recorded return to:

Hardeep Gill
956 McCallum Road
Abbotsford, BC V258A-3000



201206130084
Skagit County Auditor

6/13/2012 Page 1 of 5 3:46PM

Recorded at the request of:

File Number: A103865

BARGAIN AND SALE DEED

A103865

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Columbia State Bank, successor to Summit Bank for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Hardeep Gill, a married man as his separate estate** the following described estate, situated in the County of Skagit, State of Washington: *P25067 + P25068 + P25069*

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

The West 165 feet of the East 660 feet of the Northeast ¼ of the Southwest ¼ of Section 16, Township 34 North, Range 4 East, W.M.

PARCEL "B":

The West 330 feet of the East 495 feet of the Northeast ¼ of the Southwest ¼ of Section 16, Township 34 North, Range 4 East, W.M.

EXCEPT from both of the above Parcels, the South 50 feet as conveyed to Clearlake Lumber Co., a corporation by deed executed January 29, 1908, by the Cedardale Lumber Company, and recorded February 10, 1908, in Volume 72 of Deeds, page 547.

PARCEL "C":

That portion of the East 165 feet of the Northeast ¼ of the Southwest ¼ of Section 16, Township 34 North, Range 4 East, W.M., lying South of the South line of that certain 15 foot wide strip conveyed to the City of Mount Vernon by Deed recorded March 1, 1983, under Auditor's File No. 8303010015;

EXCEPT the South 60 feet thereof;

EXCEPT from all of the Parcels "A", "B" and "C", those portions conveyed to the City of Mount Vernon by deeds recorded September 25, 1985 and April 9, 1999 under Auditor's File Nos. 8509250004 and 9904090045.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121711

JUN 13 2012

Amount Paid \$ 3832.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

"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): 340416-3-002-0000 (P25067), 340416-3-003-0009 (P25068), 340416-3-004-0008 (P25069)

Dated: June 8, 2012

Columbia State Bank

By: James Duncan, Vice President

STATE OF Washington }
COUNTY OF Pierce } SS:

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

Dated: 6-12-12

KELLI J. MARTIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2015

Kelli J. Martin
Notary Public in and for the State of Washington
Residing at TACOMA, WA
My appointment expires: 6-09-15



EXHIBIT A

EXCEPTIONS:

A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 638211, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

(Affects Parcel "A" and "B")

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: June 18, 1976
Recorded: June 24, 1976
Auditor's No: 837659 and 837660
Purpose: Drainage
Area Affected: The North 15 feet of the subject property
Affects: Parcels "A" and "B"

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: James J. Murphy et ux et al
Recorded: July 30, 1982
Auditor's No: 8207300035
Regarding: Performing of various requirements in order to obtain a re-zone
Affects: Parcels "A" and "B"

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Kriste-Lee
And: City of Mount Vernon
Dated: February 17, 1983
Recorded: February 28, 1983
Auditor's No: 8302280005
Regarding: Zoning and land development
Affects: Parcel "C"



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E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Kriste-Lee
And: City of Mount Vernon
Dated: June 28, 1988
Recorded: July 6, 1988
Auditor's No: 8807060044
Regarding: Zoning and land development
Affects: Parcel "C"

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: February 25, 1983
Recorded: February 28, 1983
Auditor's No: 8302280006
Purpose: A non-exclusive permanent drainage easement
Area Affected: A 75 foot wide portion of the subject property
Affects: Parcel "C"

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a municipal corporation of the State of Washington
Dated: February 26, 1999
Recorded: April 9, 1999
Auditor's No: 9904090046
Purpose:

An easement over, along and across the full width and length of described premises with right, privilege and authority to said City, to construct, or cause to construct, maintain, replace, reconstruct, and remove all cut and fill slopes, with all appurtenances incident thereto or necessary therewith, in and across the said premises, for the purpose of constructing or cause to construct, and removal of all utilities, including but not limited to water facilities, natural gas facilities, sanitary sewage facilities, storm drainage facilities, power transmission facilities, telephone communication facilities, cable television facilities and any other utilities without limitation with all appurtenances incident thereto and necessary therewith, in the City right-of-way adjacent to the said premises, and to cut and remove from the said premises any trees and other obstructions that may endanger the safety of or interfere with the use of such facilities or appurtenances in the City right-of-way, and the right of ingress and egress to and over said premises at any and all time for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted, and the right of conveyance of said easement and privileges. Grantor is prohibited from constructing improvements within said easement area, unless permission has been granted from the City Engineer.

Area Affected: Parcels "A", "B" and "C"



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H. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: The City of Mount Vernon, Washington, a municipal corporation of the State of Washington
And: Kay S. Nonaka, a single woman; Samuel K. Nonaka and Aileen S. Nonaka, husband and wife
Dated: February 26, 1999
Recorded: April 9, 1999
Auditor's No: 9904090047
Regarding:

Tract 1: Prior to issuance of an initial building permit on Tract 1, three-quarter (3/4) street improvement as defined in Mount Vernon Municipal Code, Chapter 14.10 "Concurrency Management", shall be designed and constructed to include SR-538 abutting Tract 1.

Tract 2: Prior to issuance of an initial building permit on Tract 2, three-quarter (3/4) street improvement as defined in Mount Vernon Municipal Code, Chapter 14.10 "Concurrency Management", shall be designed and constructed to include: approximately 1300 feet of North 30th Street from SR-538 to existing improvements South of said Parcel "C", and SR-538 abutting Tract 2.

Tract 3: Prior to issuance of an initial building permit on Tract 2, three-quarter (3/4) street improvement as defined in Mount Vernon Municipal Code, Chapter 14.10 "Concurrency Management", shall be designed and constructed to include approximately 1300 feet of North 30th Street from SR-538 to existing improvements South of said Parcel "C".

This Agreement shall be recorded and shall be binding upon the heirs, successors in interest and assigns of the parties hereto.

(Affects Parcels "A", "B" and "C")



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