



201304150187
Skagit County Auditor

4/15/2013 Page 1 of 4 1:42PM

When recorded return to:

17583 Cook Road
Burlington, WA 98233

Recorded at the request of:

File Number: 105571

BARGAIN AND SALE DEED

105571

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Washington Federal Savings, a United States Corporation for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Daniel R. Cox and Erin R. Cox, husband and wife** the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lot 6, "BAY MEADOWS", according to the plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, 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): P123848, 4876-000-006-0000

Dated: 4-11-13

Washington Federal Savings

Ricka Gerstmann
By: Ricka Gerstmann, Special Credits Officer

Ronald McKenzie
By: Ronald McKenzie, Senior Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131308
APR 15 2013

STATE OF Washington }
COUNTY OF King } SS:

Amount Paid \$1,553.60
Skagit Co. Treasurer
By men Deputy

I certify that I know or have satisfactory evidence that Ricka Gerstmann and Ronald McKenzie is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Special Credits Officer and Senior Vice President 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: April 11th, 2013

Joy N. Pardue

Notary Public
State of Washington
JOY N. PARDUE
MY COMMISSION EXPIRES
September 23, 2014

Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 9.23.2014

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: J.P. McKay and Estella McKay, his wife
Recorded: October 27, 1911
Auditor's No.: 87247 (Vol. 86, page 187)
As Follows: "... the parties of the first part reserve the right to use water from well."

B. RESERVATION CONTAINED IN DEED:

Executed by: C.H. Graff and Bertha Graff, husband and wife
Recorded: August 22, 1950
Auditor's No.: 449911
As Follows: "The Grantors permanently reserve the right to drain their property lying North from the within described real property, across the within described property from North to South, along, through and over a ditch, that is now constructed and upon said land. Also reserving the right to go upon said real property for keeping said ditch open and keeping repairs thereto."

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: January 10, 2005
Auditor's No.: 200501100132
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: September 30, 2005
Recorded: November 28, 2005
Auditor's No.: 200511280175
Purpose: Protected Critical Area
Area Affected: Tracts Y and Z of the Plat of Bay Meadows

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201304150187
Skagit County Auditor

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Skagit County
Dated: November 28, 2005
Recorded: November 28, 2005
Auditor's No.: 200511280176
Purpose: The free and unrestricted passage and flight of aircraft across and about the airspace, over or in the vicinity of the property

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

Dated: November 28, 2005
Recorded: November 28, 2005
Auditor's No.: 200511280177
Executed By: Bay Meadows LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 28, 2006 and not disclosed
Recorded: March 29, 2006 and August 8, 2007
Auditor's No.: 200603290042 and 200708080003

G. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 28, 2005
Auditor's No.: 200511280178

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

Recorded: November 28, 2005
Auditor's No.: 200511280179
Regarding: Operation and Maintenance Manual for the Stormwater Collection System and Detention System

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.

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

Plat/Subdivision Name: Bay Meadows
Recorded: November 28, 2005
Auditor's No.: 200511280180



201304150187
Skagit County Auditor

J. Any tax, fee, assessments or charges as may be levied by Bay Meadows Homeowner's Association.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Bay Meadows, LLC
Recorded:	December 9, 2005
Auditor's No.	200512090001, 200512090002, 200512090004, 200512090005 and 200512090006
Purpose:	Drainage
Area Affected:	Lots 1, 2, 4, 5 and 6



201304150187
Skagit County Auditor