



201402190040

Skagit County Auditor \$75.00
2/19/2014 Page 1 of 4 2:07PM

When recorded return to:

570 Lohink Place
Bellingham, WA 98229

Recorded at the request of:

File Number: 107089

BARGAIN AND SALE DEED

THE GRANTOR Washington Federal f/k/a Washington Federal Savings for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Justin H. Yeates and Catherine A. Yeates, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

GUARDIAN NORTHWEST TITLE CO.

P 47530

107089-1

That portion of the North Half of Section 1, Township 36 North, Range 3 East of the Willamette Meridian, lying Westerly of the Westerly right-of-way line of Primary State Highway No. 1 and Southeasterly of the following described line:

Beginning at a point on the Northeasterly right-of-way line of that certain tract conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 349150 and that is North 41°19'18" West, a distance of 224.87 feet from its intersection with the South line of said North Half of said Section 1;

thence North 48°40'42" East, a distance of 1,654.46 feet to the West line of Primary State Highway No. 1 at Station LW975+50 according to Primary State Highway No. 1 Alger to Lake Samish plans, sheet 3 of 5, approved July 29, 1958, and the terminus of this line description;

TOGETHER WITH that portion of the Northwest Quarter of the Southeast Quarter of Section 1, Township 36 North, Range 3 East of the Willamette Meridian, lying Easterly of the County Road described as follows:

Beginning at the Northwest corner of said Northwest Quarter of the Southeast Quarter;
thence North 89°48'11" East along the North line thereof, a distance of 410.83 feet;
thence South 41°45'58" East, a distance of 79.86 feet;
thence South 07°40'35" West, a distance of 72.38 feet;
thence South 72°35'14" West, a distance of 311.63 feet to the East line of the Lake Samish Road;
thence North 37°35'02" West along said East line, a distance of 223.48 feet;
thence North 40°04'13" West along said East line, a distance of 32.26 feet to the West line of the Northwest Quarter of the Southeast Quarter of said Section 1;
thence North 00°09'36" East along said West line, a distance of 21.36 feet to the point of beginning of this description;

EXCEPT that portion of the South Half of the Northeast Quarter of Section 1, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Northeast Quarter;
thence North 89°48'11" East along the South line thereof, a distance of 410.83 feet to the point of beginning of this description;
thence North 41°45'58" West, a distance of 335.76 feet;
thence North 48°40'40" East, a distance of 1,340.04 feet to the West line of Primary State Highway No. 1 (Interstate Highway No. 5) at Station LW974+00 according to Primary State Highway No. 1 Alger to Lake Samish right of way plans, sheet 2 of 5 sheets, approved July 29, 1958;
thence South 15°27'10" East along said West line, a distance of 1,173.92 feet to the South line of the Northeast Quarter of said Section 1;
thence South 89°48'11" West along said South line, a distance of 1,095.52 feet to the point of beginning of this description;

(legal description continued on next page)

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014524
FEB 19 2014

Amount Paid \$ 7837.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

AND EXCEPT any portion lying Westerly of the Easterly line of those County right-of-ways as conveyed by deeds under Auditor's File No. 349150 and 116912, 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): P47530, 360301-2-005-0310

Dated: 2-12-14

Washington Federal

Ronald L. McKenzie
By: Ron McKenzie, Vice President

Ricka Gerstmann
By: Ricka Gerstmann, Authorized Agent

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Ronald L. McKenzie & Ricka Gerstmann are the persons who appeared before me, and said persons acknowledged that They signed this instrument and acknowledged it as the Authorized Agents of Washington Federal, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 12th, 2014

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

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



Exhibit A

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: October 1, 1962
Auditor's No.: 626883

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: June 15, 1990
Auditor's No.: 9006150144
Purpose: Electric transmission and/or distribution lines, together with necessary appurtenances

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: November 13, 1989
Auditor's No.: 8911130037
Purpose: Electric transmission and/or distribution lines, together with necessary appurtenances
Affects: The Westerly 20 feet of the above described property lying within the Southeast as measured at a right angle to the Westerly line thereof

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Nulle Road Properties, a joint venture
Recorded: June 22, 1979
Auditor's No.: 7906220075
Regarding: Construction of, connection to, and usage of a sewer system

MODIFIED by instrument (s):

Recorded: December 3, 1981
Auditor's No.: 8112030043, records of Skagit County, Washington

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Alan Cheung Trustee
Recorded: October 15, 1990
Auditor's No.: 9010150063
Regarding: Terms and conditions for connection of and usage of sewer system

AMENDED by instrument (s):

Recorded: August 30, 1995
Auditor's No.: 9508300057 and 9508300058, records of Skagit County, Washington

F. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200603220034 and 200603220035.



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G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: December 10, 1999 and April 19, 2007
Auditor's No.: 9912100159 and 200704190081

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

Recorded: February 1, 2006
Auditor's No.: 200602010104
Regarding: Low Flow Mitigation Summary

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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

Recorded: April 2, 2007
Auditor's No.: 200704020185
Regarding: Protected Critical Area Site Plan

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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