

When recorded return to:
Lynda H. Mills
9222 Roosevelt Way #103
Seattle, WA 98115



201411100102
Skagit County Auditor \$73.00
11/10/2014 Page 1 of 2 2:06PM

Recorded at the request of:

File Number: A108334

BARGAIN AND SALE DEED

^{A108334}
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR William R. Welch, Personal Representative of the Estate of Madge Welch, deceased for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Lynda H. Mills, a single person** the following described estate, situated in the County of **Skagit, State of Washington**:

That portion of Government Lot 1, Section 13, Township 35 North, Range 1 East of the Willamette Meridian, described as the West 74 feet of Subdivision "E" of the "Referee's Plat of the South Half of the Southeast Quarter of Section 11, Lot 1 Section 13 and Lots 1 and 2, Section 14, Township 35 North, Range 1 East of the Willamette Meridian";
EXCEPT the North 20 feet conveyed to the county for road by deed recorded under Auditor's File No. 92010, records of Skagit County, Washington;
TOGETHER WITH tidelands extending to line of mean low tide, lying in front of and between the East and West lines of said tract, produced South.

"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): P31482, 350113-0-007-0006, P31509, 350113-0-026-0003

Dated: October 22, 2014

Estate of Madge Welch

By: William R. Welch, Personal Representative

20144245
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

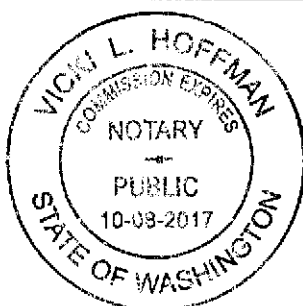
NOV 10 2014

Amount Paid \$ 11,723.63
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William R. Welch is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Madge Welch, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-31-14



Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded in Volume 148, Pages 160, 161, 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.

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes 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 the 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.)

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Guemes Channel.

D. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. 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:	October 24, 2008
Auditor's No.:	200810240056
Affects:	Show East line of subject property

F. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Co.
Dated:	May 12, 2009
Recorded:	May 26, 2009
Auditor's No.:	200905260243
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.



201411100102