

POOR ORIGINAL



201507270123

Skagit County Auditor \$73.00
7/27/2015 Page 1 of 2 1:52PM

When recorded return to:

1087 Digby Rd
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 109676

GUARDIAN NORTHWEST TITLE CO.
BARGAIN AND SALE DEED 109676

THE GRANTOR Washington Federal Savings & Loan Association for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Nichole Presnell, a single woman the following described estate, situated in the County of Skagit, State of Washington:

Tracts "A" and "B", City of Sedro Woolley Short Plat No. SW-01-79, approved May 2, 1979 and recorded May 4, 1979 in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, records of Skagit County, Washington; being a portion of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion of Tract "A" lying Easterly of the following described line:

Beginning at the Southeast corner of said Tract "A"; thence South 89 degrees 44' 56" West, a distance of 300.00 feet to the true point of beginning of this line description; thence due North to the North line of said Tract "A" and the terminus of this line description.

"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): P36416, 350413-1-010-0105, P101553, 350413-1-010-0482

Dated: 7-24-15

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152917
JUL 27 2015

Washington Federal
Roger Ford

By: Roger Ford, Vice President

Amount Paid \$1,162.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Whatcom } SS:



I certify that I know or have satisfactory evidence that ROGER FORD is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the authorized Agents of Washington Federal for the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/24/15

[Signature]

Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 3-29-17

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: June 13, 1945
Recorded: June 16, 1945
Auditor's No: 381146
Purpose: Electric transmission line
Area Affected: Easterly portion of the subject property

B. 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: Short Plat #SW-01-79
Recorded: May 4, 1979
Auditor's No: 7905040019

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: October 23, 1945
Auditor's No: 384397
Purpose: Electric transmission and/or distribution line: together with necessary appurtenances
Area Affected: Portion of said premises and other property

D. EASEMENT, AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Recorded: October 11, 2001
First Party: Skagit County
Second Party: Richard Johnson
Skagit County Contract No.: 005466
Auditor's File No.: 200110110002
Area Affected: Portion of subject property

E. TERMS AND CONDITIONS OF CITY OF SEDRO-WOOLLEY ORDINANCE NO. 1684-10:

Recorded: October 27, 2010
Auditor's No.: 201010270022