



201710300073

When recorded return to:

Apex Westside Inc
14112 Trites Rd.
Surrey, BC V3X 3E8

Recorded at the request of:

File Number: 114608

GUARDIAN NORTHWEST TITLE CO.
BARGAIN AND SALE DEED 114608

THE GRANTOR Washington Federal, National Association for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Apex Westside Inc., a Washington Corporation the following described estate, situated in the County of Skagit, State of Washington:

Parcel A:

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.;

EXCEPT road along the North line thereof.

Parcel B:

The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.. EXCEPT the North 728.50 feet of the South 982.50 feet of the West 598.00 feet thereof.

AND ALSO EXCEPT road along the North line thereof.

"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): P24340, 340409-1-019-0004, P24341, 340409-1-020-0001

Dated: 10.25.17

Washington Federal, National Association

[Signature] S.V.P.
By: Roger Ford, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175093
OCT 30 2017

Amount Paid \$ 17,805.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that ~~Rick Gerstmann~~ ^{Roger Ford} is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent 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: October 25th, 2017

[Signature]
Notary Public in and for the State of Washington

JOY N PARDUE
Notary Public, State of Washington
My Commission Expires
September 23, 2018

Residing at , Washington
My appointment expires: 9.23.2018

Exhibit A

EXCEPTIONS:

Insert Special Exceptions Here

A. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Puget Mill Company, a corporation
Recorded: Volume 142 of Deeds, page 110
Auditor's No.: 199383
As Follows:

The party of the first part hereby reserves unto itself and unto its successors and assigns, its right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, and to take, mine, and remove the same; provided, however, said party of the second part, his heirs and assigns shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns
Recorded: June 22, 1973
Auditor's No.: 786881
Purpose: Ingress, egress to and from said property for the purpose of laying, maintaining, etc., pipe lines or the removal of the same
Area Affected: The West 30 feet of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 9, Township 34 North, Range 4 East, W.M..
Affects: Parcel A

C. 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 for Keith D. Earnst
Recorded: January 11, 2001
Auditor's No.: 200101110141

D. 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: June 13, 1996
Auditor's No.: 9606130046
Affects: Parcel A

E. 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: June 13, 1996
Auditor's No.: 9606130047
Affects: Parcel B

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mount Vernon School District No. 320
Dated: September 24, 2008
Recorded: October 21, 2008
Auditor's No.: 200810210033
Purpose: Ingress, egress and utilities
Area Affected: A Northerly portion of the West 60 feet
Affects: Ptn. Parcel B