



201803270028

Skagit County Auditor \$81.00
3/27/2018 Page 1 of 8 1:55PM

When recorded return to:

26135 Minkler Road
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 115712

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/183
MAR 27 2018

Amount Paid \$ 1,785.⁰⁰
Skagit Co. Treasurer
By *Mm* Deputy
BARGAIN AND SALE DEED

115712
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Columbia State Bank, dba Columbia Bank, as successor in interest to Summit Bank for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to James A. Cook and Terri E. Cook, husband and wife the following described estate, situated in the County of Skagit County, State of Washington:

Parcel "K":

Lots 1-9, inclusive, and Lots 14-18, inclusive, EXCEPT the Northwesterly 20 feet of said Lot 14, all in Block 19, PLAT OF THE TOWN OF MONTBORNE, according to the plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington; TOGETHER WITH the vacated or vacatable streets and alleys described as follows:

The Northeasterly 1/2 of the alley in said Block 19, the Southwesterly 1/2 of the alley adjacent to the above described portion of Lots 14-18 in said Block 19; Northeasterly 1/2 of Washington Street adjacent to the above described portion of Lots 14-18 in said Block 19; Northwesterly 1/2 of Sheridan Street adjacent to said Block 19; and Southwesterly 1/2 of Lee Street adjacent to Lot 9 in said Block 19;

Parcel "L":

Block 16 in the PLAT OF THE TOWN OF MONTBORNE, according to the plat recorded in Volume 2 of Plats, page 80, records of the Skagit County, Washington; TOGETHER WITH vacated or vacatable streets and alleys described or follows: Alley in said Block 16; Southeasterly 1/2 of Sheridan Street adjacent to said Block 16; Northeasterly 1/2 of Oregon Street adjacent to said Block 16; Northwesterly 1/2 of Hancock Street adjacent to said Block 16; Division Street adjacent to said Block 16; and the Southwesterly 1/2 of California Street adjacent to said Block 16; ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the Southwesterly 1/2 of Oregon Street adjacent to Blocks 18 and 19 of said plat.

Parcel "M":

Block 8 PLAT OF THE TOWN OF MONTBORNE, according to plat recorded in Volume 2 of Plats, Page 80, records of Skagit County Washington; TOGETHER WITH vacated or vacatable streets and alleys described as follows: Alley in said Block 8; Northwesterly 1/2 of Lee Street adjacent to Blocks 8 and 14 of said Plat; Northeasterly 1/2 of California Street adjacent to said Block 8; Southeasterly 1/2 of Lafayette Street adjacent to said Block 8; and the Southwesterly 1/2 of Idaho Street adjacent to said Block 8.

"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): P74586, 4135-008-018-0003, P74601, 4135-016-014-0000, P74605, 4135-019-016-0002, P74606, 4135-019-018-0000

Dated: 3-26-18

Order No:

Columbia Bank

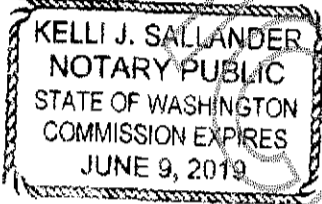
By Robert Draper, Authorized Agent

STATE OF Washington
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that Robert Draper is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Authorized Agent of Columbia Bank, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/26/18

Kelli Sallander



Notary Public in and for the State of Washington
Residing at Tacoma, WA
My appointment expires: 6-9-19

UNRECORDED ORIGINAL DOCUMENT

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Recorded: July 2, 2002
Auditor's No.: 200207020125
Purpose: Right-of-way
Affects: A 75 foot strip in Parcel A

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: George Seyler and Tanya Seyler, husband and wife
And: Northwest Pipeline Corporation
Recorded: July 2, 2002
Auditor's No.: 200207020125
Regarding: Salvaging merchantable timber
Affects: Parcel A

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation
And: George C. Seyler and Tanya Seyler, husband and wife
Recorded: July 2, 2002
Auditor's No.: 200207020124
Regarding: Timber Sale
Affects: Parcel A

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline
Auditor's No.: 541474
Purpose: Right of way
Affects: Westerly portion of Parcel A

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: El Paso Natural Gas Company, a Delaware corporation
Auditor's No.: 739375
Purpose: Construct, maintain and operate a pipe line or pipe lines on a right of way
Affects: A 75 foot strip in Parcel A

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: El Paso Natural Gas
Auditor's No. 740551
Affects: An 80 foot strip in Parcel A

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: April 15, 1925
Auditor's No.: 182773
Purpose: Underground electric system, together with necessary appurtenances
Affects: Parcel A

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline
Recorded: September 14, 1956
Auditor's No. 541473
Affects: Parcel A

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Harold V. Bates and Nancy E. Bates, husband and wife
Recorded: June 5, 1972
Auditor's No. 769166
Purpose: Ingress and egress
Affects: Lots 1 and 2, Blk 15; Ptn. Parcel B

J. Question of the exact location of the 12 foot road reserved by Auditor's File No. 769166 and set forth as Parcel "D" herein. ALSO, the question of which parcels specifically benefit from said easement road.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Harold V. Bates and Nancy E. Bates, husband and wife
Recorded: May 24, 1972
Auditor's No. 769164
Purpose: Ingress and egress
Affects: Lts 1-4, Blk 15; Ptn. Parcels B and C

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Forest A. Anderson and Katherine M. Anderson, his wife
And: Pacific Northwest Pipeline Corporation
Recorded: September 14, 1956
Auditor's No.: 541473
Regarding: Right of Way Contract
Affects: Block 7; Ptn. Parcels B and C

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

Recorded: April 9, 2008
Auditor's No.: 200804090063
Regarding: Preliminary Plat Recommendation

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.

N. DELETED

O. 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: Record of Survey
Recorded: April 4, 2007
Auditor's No.: 200704040094
Affects: Parcels E and F

P. 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: Record of Survey
Recorded: August 25, 2009
Auditor's No.: 200908250040

Q. 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: May 3, 2006
Auditor's No.: 200605030157

R. 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: May 3, 2006
Auditor's No.: 200605030159
Affects: Portions of Block 19

S. 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: May 3, 2006
Auditor's No.: 200605030154
Affects: Portions of Block 19

T. 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: May 3, 2006
Auditor's No.: 200605030164
Affects: Government Lot 2

U. 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: May 3, 2006
Auditor's No.: 200605030162
Affects: Block 6

V. 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: May 3, 2006
Auditor's No.: 200605030155
Affects: Portions of Block 15

W. 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: May 3, 2006
Auditor's No.: 200605030156
Affects: Portions of Block 7

X. 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: May 3, 2006
Auditor's No.: 200605030158
Affects: Block 18

Y. 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: May 3, 2006
Auditor's No.: 200605030160
Affects: Portion of Block 14

Z. 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: May 3, 2006
Auditor's No.: 200605030161
Affects: Portions of Block 15

AA. 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: May 3, 2006
Auditor's No.: 200605030163
Affects: Portions of Block 7

BB. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Recorded: July 5, 2002
Auditor's No.: 200207050112
Purpose: Pipeline and related facilities
Area Affected: Government Lot 2

CC. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, 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: August 25, 2009
Auditor's No.: 200908250040
Affects: Block 14

Said Survey is a revision of Auditor's File No. 200704040094.

DD. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, 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 8, 2017
Auditor's No.: 201712080074
Affects: Block 8

EE. 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: March 11, 2008
Auditor's No.: 200803110093
Affects: Portion of Block 14