



201803270029

Skagit County Auditor

\$82.00

3/27/2018 Page

1 of

9 1:55PM

When recorded return to:

26135 Minkler Road
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 115630

BARGAIN AND SALE DEED

115630
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 Elk Properties, LLC, a Washington LLC the following described estate, situated in the County of Skagit, State of Washington: P17924

PARCEL A:

Government Lot 2 in Section 6, Township 33 North, Range 5 East of the Willamette Meridian;

EXCEPT any portion lying within public roads.

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181181
MAR 27 2018

PARCEL D:

A non-exclusive easement for ingress and egress over and across that certain 12 foot wide road as the same existed on May 24, 1972. Running over and across Lots 5, 6, 7, 8 and 10 in Block 15 of said PLAT OF THE TOWN OF MONTBORNE, Skagit County, Washington, as reserved by document recorded June 5, 1972, under Auditor's File No. 769166, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Amount Paid \$ 1429.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

PARCEL G:

Block 18, 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 vacated or vacatable streets and alleys described as follows:

Alley in said Block 18, Southwesterly half of Oregon Street adjacent to Blocks 18 and 19 of said Plat, Northwesterly of Hancock Street adjacent to said Block 18;
Northeasterly half of Washington Street adjacent to said Block 18 and the Southeasterly half of Sheridan Street adjacent to said Block 18.

Situated in Skagit County, Washington

(continued)

PARCEL H:

Lots 1 through 4, inclusive and Lots 12 through 18, inclusive in Block 15, 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 vacated or vacatable streets and alleys described as follows:

Northeasterly half of the alley adjacent to said Lots 1 through 4;
Southwesterly half of the alley adjacent to said Lots 12 through 18;
Northeasterly half of Oregon Street adjacent to said Lots 12 through 18;
Northwesterly half of Sheridan Street adjacent to said Block 15, and the Southwesterly half of California Street adjacent to said Lots 1 through 4;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the vacated or vacatable Southwesterly half of Oregon Street adjacent to Block 19 of said Plat.

Situated in Skagit County, Washington

PARCEL I:

All that portion of Block 14, PLAT OF MONTBORNE, according to the Plat thereof recorded in Volume 2 of Plats, Page 80, records of Skagit County, lying South and East of the following line:

BEGINNING at a point on the Southwesterly line of Lot 1, Block 20, said PLAT OF THE TOWN OF MONTBORNE, said point being 339.80 feet Southeast from the Westerly corner of Lot 9, said Block 20;

Thence along a line curving to the left intersecting the Northeasterly line of said Block 20, 316.8 feet Southeasterly from the Northerly corner of Lot 9, said Block 20 and intersecting the Southwesterly line of Block 14, 283 feet Southeasterly from the Westerly corner of Lot 10 of Block 14 and intersecting the Southwesterly line of Lot 6 of Block 14, 152.3 feet Southeasterly from the Westerly corner of Lot 9 of Block 14;

Thence Northerly along a straight line to a point on the Northwesterly line of Block 14, 93 feet Northeasterly from the Westerly corner of Lot 9 of Block 14;

TOGETHER WITH vacated or vacatable streets and alleys described as follows:

Alley lying within the above described parcel lying South and East of the above described line;
Northeasterly half of Oregon Street lying South and East of the above described line; Southeasterly half of Lafayette Street adjacent to the above described portion of said Block 14;
Southwesterly half of California Street adjacent to said Block 14;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the Northwesterly half of Lee Street adjacent to said Block 14.

Situated in Skagit County, Washington

(continued)

PARCEL J:

Blocks 5 and 6 and Lots 1 through 7 inclusive, and Lots 13 through 18 inclusive, in Block 7 all in the PLAT OF THE TOWN OF MONTBORNE, according to the Plat recorded in Volume 2 of Plats, page 80, records of Skagit County;

TOGETHER WITH vacated or vacatable streets and alleys described as follows:

The Northeasterly half of the alley in said Block 7, the Southwesterly half of the alley adjacent to said Lots 13 through 16 in Block 7;
The Southeasterly half of Lee Street adjacent to said Block 5 and to Lot 7 in said Block 7;
Northeasterly half of California Street adjacent to said Block 6 and to Lots 13 through 16 in said Block 7 and Division Street adjacent to said Blocks 5, 6 and 7 and a non-exclusive easement for ingress, egress and utilities over, across and under the Northwesterly half of Lee Street adjacent to Blocks 8 and 14 of said Plat.

Situated in Skagit County.

"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): P17924, 330506-0-002-0008, P74581, 4135-005-002-0007, P74582, 4135-006-001-0006, P74584, 4135-007-014-0009, P74585, 4135-007-016-0007, P74595, 4135-014-900-0002, P74599, 4135-015-016-0000, P74600, 4135-015-018-0008, P74603, 4135-018-018-0002

Dated: 3/26/18

Columbia Bank

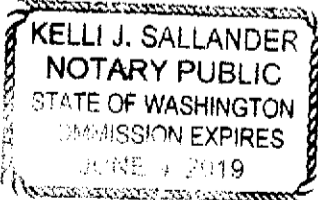
By: Robert Draper, Authorized Agent

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 J. Sallander



Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 6.9.19
Kelli J. Sallander

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

FF. QUESTION AS TO WHICH PORTIONS OF THE SUBJECT PROPERTIES HAVE RIGHTS TO USE THE EASEMENT SET FORTH AS PARCEL "D" ON SCHEDULE "C" HEREIN.