



201804050015

Skagit County Auditor

\$75.00

4/5/2018 Page

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3 10:26AM

When recorded return to:

SaviBank
1854 South Burlington Blvd.
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: A112068

BARGAIN AND SALE DEED

A112068
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Washington Federal N.A., which acquired title as Washington Federal Savings and 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 SaviBank the following described estate, situated in the County of Skagit, State of Washington:

Lot 2, Fred Meyer Retail Store Binding Site Plan, approved December 29, 1993 and recorded January 10, 1994, under Auditor's File No. 9401100058, in Volume 11 of Short Plats, pages 41-48 inclusive. Being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M..

"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): **P104515, 8013-000-002-0000**

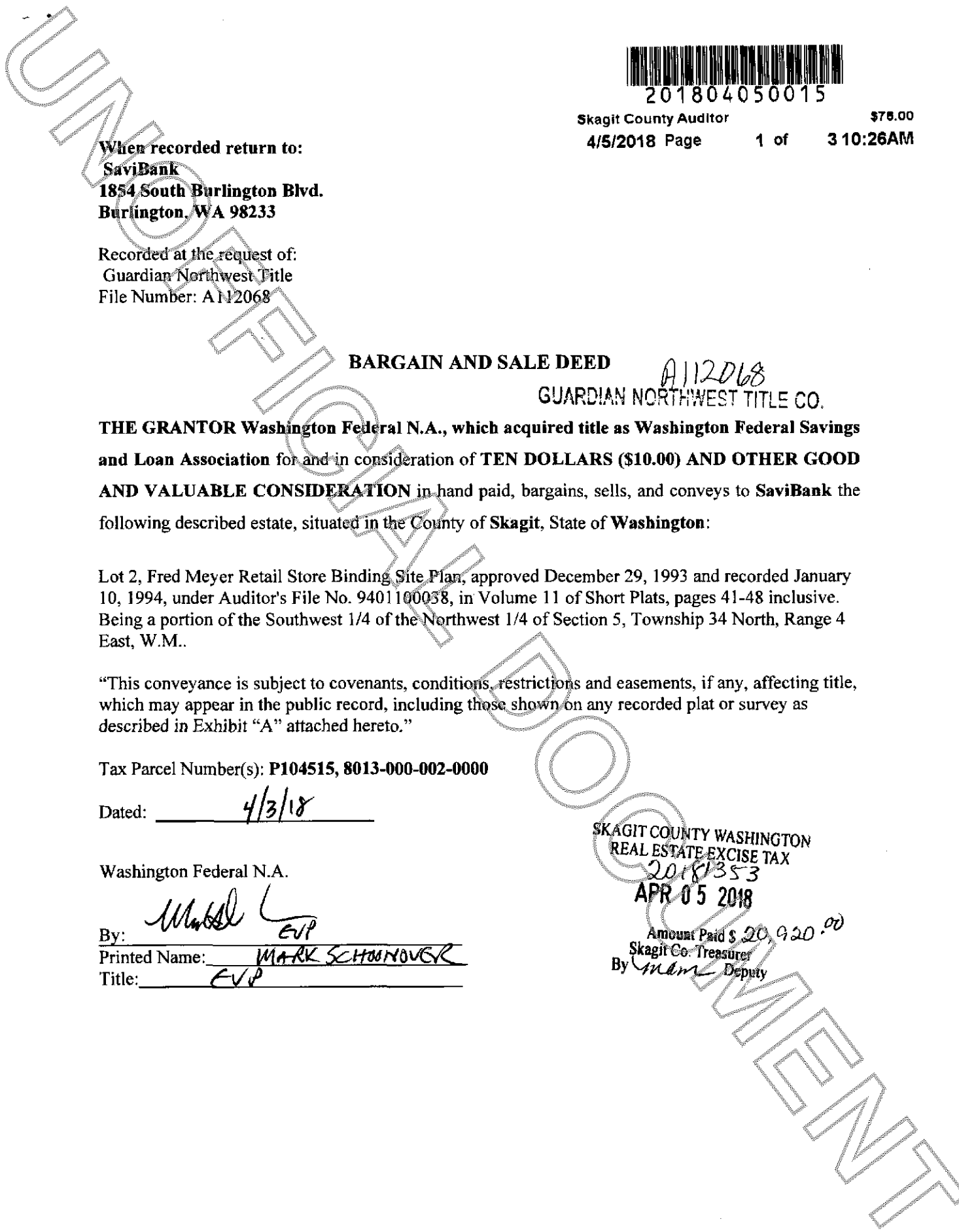
Dated: 4/3/18

Washington Federal N.A.

By: *Mark Schoonover* *EVP*
Printed Name: MARK SCHOONOVER
Title: EVP

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181353
APR 05 2018

Amount Paid \$ 20,920.00
Skagit Co. Treasurer
By *mdm* Deputy



STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Mark Schoonover is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Executive Vice President of Washington Federal, N.A., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 3rd, 2018

Joy N Pardue

Notary Public in and for the State of Washington
Residing at Mill Creek, Washington
My appointment expires: 9.23.2018

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

EXHIBIT "A"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: June 24, 1993
Auditor's No.: 9306240132
Purpose: Right to construct, operate maintain repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Area Affected: The West 25 feet of the above described property

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 22, 1993
Recorded: September 10, 1993
Auditor's No.: 9309100062
Executed By: Roundup Co., a Washington Corporation

Said covenants were amended by document recorded October 16, 1996 as Auditor's File No. 9610160077.

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: Fred Meyer Retail Store Binding Site Plan
Recorded: January 10, 1994
Auditor's No.: 9401100038

Said Binding Site Plan was amended by documents recorded November 3, 1997 and July 31, 2008 as Auditor's File Nos. 9711030141 and 200807310109 respectively.