



201810220137

10/22/2018 01:55 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Return Address:
SaviBank
1854 S. Burlington Boulevard
Burlington, WA 98233

GUARDIAN NORTHWEST TITLE CO.

116613

BARGAIN AND SALE DEED SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX
2018 4682

OCT 22 2018

GRANTOR: COLUMBIA STATE BANK

GRANTEE: SAVIBANK

Amount Paid \$ 20,475.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

ABBREVIATED LEGAL DESCRIPTION: Section 17, Township 34 North, Range 4 East;
Portion SE NE

ASSESSOR'S TAX PARCEL NO.: P25882, 340417-1-013-0505

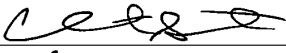
THE GRANTOR, **Columbia State Bank**, a Washington banking corporation, successor-in-interest to Summit Bank, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, grants, bargains, sells, conveys and confirms to **SaviBank**, a Washington banking corporation, the following described real estate, situated in the County of Adams, State of Washington:

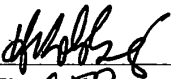
SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

DATED: October 18, 2018.

Columbia State Bank,
a Washington banking corporation

By: 
Its: COO

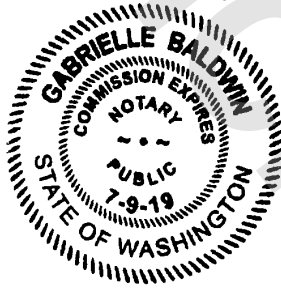
By: 
Its: CEO

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that Clint Stein
signed this instrument, on oath stated that he/she was authorized to execute the instrument and
acknowledged it as the COO of Columbia State Bank, to be the free and
voluntary act and deed of said entity, for the uses and purposes therein mentioned in the
instrument.

WITNESS, my hand and official seal hereto affixed on October 18, 2018.



Gabrielle Baldwin
(Printed Name) Gabrielle Baldwin
Notary Public in and for the State of Washington
Residing in Taloma
My appointment expires 7-9-19

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that Hadley Robbins
signed this instrument, on oath stated that he/she was authorized to execute the instrument and
acknowledged it as the CEO of Columbia State Bank, to be the free and
voluntary act and deed of said entity, for the uses and purposes therein mentioned in the
instrument.

WITNESS, my hand and official seal hereto affixed on October 18, 2018.



Gabrielle Baldwin
(Printed Name) Gabrielle Baldwin
Notary Public in and for the State of Washington
Residing in Taloma
My appointment expires 7-9-19

Exhibit "A" To Deed

Tract "C" of Mount Vernon Short Plat No. MV-4-81, approved January 20, 1981, recorded January 21, 1981 in Volume 5 of Short Plats, page 26, under Auditor's File No. 8101210002 and being a portion of the Southwest ¼ of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.;

EXCEPT the West 15 feet of said Tract "C", EXCEPT the South 155 feet thereof, as conveyed to Randy Aldridge by deed recoded September 1, 1989, under Auditor's File No. 8909010091, ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded May 13, 1991, under Auditor's File No. 9105130037.

TOGETHER WITH that portion of "Hawthorne Lawn, platted by Skagit Memorial Park Inc.," as per plat recorded in Volume 7 of Plats, page 13, records of Skagit County, Washington, also known as Lots 1-8, Block 1, Lots 5-8, Block 2, Lots 5-8, Block 25, Lots 1-8, Block 26, Lots 1-8, Block 27, Lots 5-8, Block 28, Lot 8, Block 50 and Lots 1, 7 and 8, Block 51, Section B, Reserve B Hawthorne Memorial Park Burial Plot map; and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.;

thence North 0°28'17" West along the West line of said subdivision for a distance of 35.00 feet, more or less, to the Northerly right-of-way margin of SR 538 as shown on that certain right-of-way map labeled SR 538 MP 0.09 to MP 1.27 Jct. SR 5 to LaVenture Road, Skagit County/Right-of-way Plan Washington State Department of Transportation, dated April 15, 1988, sheet 4 of 4 and being the TRUE POINT OF BEGINNING;

thence South 89°37'00" East along said North right-of-way margin of SR 538 for a distance of 33.20 feet;

thence North 0°23'00" East for a distance of 47.50 feet;

thence North 89°37'00" West for a distance of 18.00 feet;

thence North 0°23'00" East for a distance of 3.50 feet;

thence North 89°37'00" West for a distance of 15.96 feet, more or less, to the West line of said Southeast 1/4 of the Northeast 1/4 at a point bearing North 0°28'17" West from the TRUE POINT OF BEGINNING;

thence South 0°28'17" East along said West line for a distance of 51.01 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel No. P25882, 340417-1-013-0505

Subject to:

A. 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: Short Plat MV-4-81
Recorded: January 21, 1981
Auditor's No.: 8101210002

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 30, 1991
Recorded: December 10, 1991
Auditor's No. 9112100105
Area Affected: South 10 feet of subject property

C. Terms and Provisions of that deed in favor of the State of Washington recorded May 13, 1991 as Auditor's File No. 9105130037.

D. Terms and Provisions of that boundary line adjustment deed in favor of Summit Bank recorded September 9, 2008 as Auditor's File No. 200809090099.

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Summit Bank
And: Louis Auto Glass, Inc.
Recorded: February 19, 2009
Auditor's No.: 200902190095

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Valley Memorials, Inc.
Recorded: October 3, 2008
Auditor's No. 200810030007
Area Affected: A Southeasterly portion of the subject property

G. 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: BLA Survey
Recorded: September 9, 2008
Auditor's No.: 200809090126

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy
Recorded: August 11, 2008
Auditor's No. 200808110096
Area Affected: A portion of the subject property

I. Real estate taxes and assessments not yet due or payable.

The following affect the Southeasterly portion of the subject property:

J. The rights of sepulcher in and to graves or plots located within the herein described premises, and to any obligation or obligations for perpetual care of any plot, section or tract sold for sepulcher purposes.

K. Dedication of the herein described property for cemetery purposes, pursuant to the cemetery code of the State of Washington.

L. The right of purchasers under contract for sale and purchase of any plot, section or tract in the cemetery.