



201107070063
Skagit County Auditor

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When recorded return to:
Shannon Villani
16838 Equestrian Way
Bellingham, WA 98229
16838 Equestrian Way
Bellingham, WA 98229

Recorded at the request of:

File Number: 102150

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

102150-2

THE GRANTOR Washington Federal Savings for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Shannon Villani, married, as her separate estate the following described estate, situated in the County of Skagit, State of Washington:

Lot 13, Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington.

"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): P70398, 4042-005-013-0006

Dated: 7-7-11

Washington Federal Savings

By: Greg Peck, Senior Vice President

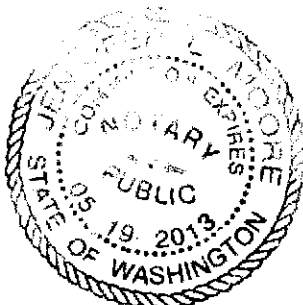
By: Tom Kenney, Senior Vice President

STATE OF Washington
COUNTY OF Whatcom SS:

I certify that I know or have satisfactory evidence that Greg Peck and Tom Kenney are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Senior Vice Presidents 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: July 7, 2011

Gennifer Y. Moore
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 5-19-2013



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020
JUL 07 2011

Amount Paid \$ 823.80
Skagit Co. Treasurer
By Tom Deputy

UNRECORDED

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 102150
5 of 9

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of Lots 13 and 14
Dated: March 30, 1982
Recorded: April 1, 1982
Auditor's No.: 8204010036
Purpose: Ingress, egress and utilities
Area Affected: Portion of the subject property

Said instrument was modified by instrument recorded February 21, 1995, under Auditor's File No. 9502210079.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Kim Lenore Churchman
And: Allen Martin Lehman
Dated: November 30, 2003
Recorded: December 3, 2003
Auditor's No.: 200312030016
Regarding: Road easement maintenance agreement

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 3, 1995
Recorded: March 17, 1995
Auditor's No.: 9503170093
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Portion of the subject property

