



201202240082
Skagit County Auditor
2/24/2012 Page 1 of 4 1:48PM

When recorded return to:
Kyle D. Farrar
19021 Daisy Lane
Burlington WA 98033

Recorded at the request of:

File Number: 103042

BARGAIN AND SALE DEED

GUARDIAN NORTHWEST TITLE CO.

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 **Kyle D. Farrar, a single individual** the following described estate, situated in the County of **Skagit**, State of **Washington**:

PARCEL "A":

Lot 6, "ALGER VALLEY ACRES", as per plat recorded May 7, 2001 under Skagit County Auditor's File No. 200105070084, records of Skagit County, Washington

PARCEL "B":

An easement for ingress, egress and utilities in Sections 29 and 30, Township 36 North, Range 4 East, W.M.; being 60 feet wide width, lying 30 feet on each side of the following described centerline:

Commencing at the East ¼ corner of said Section 30; thence North 86°19'27" West along the South line of the Northeast ¼ of said Section 30, a distance of 901.68 feet to the Easterly right-of-way margin on Friday Creek Road (being 30 feet Easterly of centerline of right-of-way); thence North 3°57'38" West along said Easterly right-of-way margin a distance of 30.27 feet to the true point of beginning; thence South 86°19'27" East a distance of 184.70 feet to the beginning of a curve to the left having a radius point bearing North 3°40'33" East at a distance of 200.00 feet; thence Northeasterly along said curve an arc distance of 224.24 feet through a central angle of 64°14'23"; thence North 29°26'10" East a distance of 231.52 feet to the beginning of a curve to the right, having a radius point bearing South 60°33'50" East at a distance of 200.00 feet; thence Northeasterly along said curve an arc distance of 71.56 feet through a central angle of 20°30'01"; thence North 49°56'11" East a distance of 798.45 feet to the beginning of a curve to the right having a radius point bearing South 40°03'49" East at a distance of 200.00 feet; thence Northeasterly along said curve an arc distance of 25.88 feet; thence North 57°20'57" East a distance of 531.00 feet to the terminus of said centerline description herein referred to as "Reference Point A" and together with a 90.00 foot diameter cul de sac having a radius point lying South 32°39'03" East at a distance of 15.00 feet from the above-described "Reference Point A". (Delineated on plat of Alger Valley Acres as Tract "A" Corporate Road).

"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): P118072, 4776-000-006-0000

Dated: 2-22-12

Washington Federal Savings

By: Gregory Peck, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012477

FEB 24 2012

Amount Paid \$ 3298.⁰⁰
Skagit Co. Treasurer
By *MAN* Deputy

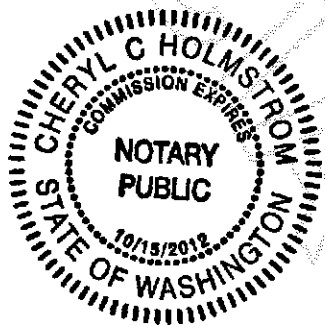
Allen L Collins

By: Al Collins, Authorized Agent

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Gregory Peck
and Al Collins is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the Senior Vice President
and Vice President 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: 2-22-12



Cheryl C Holmstrom
Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 10/15/12



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Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103042
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SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 8, 1924
Recorded: April 15, 1925
Auditor's No: 182760
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

Location:

A strip of land 50 feet in width, being 25 feet on each side of and parallel to, a center line, which said centerline is more particularly described as follows:

Beginning at a point on the South line of Section 29, Township 36 North, Range 4 East, W.M., which point is 1309.29 feet more or less West of the Southeast corner of the Southwest 1/4 of said section; thence running North 0 degrees 12'30" East, a distance of 5305.9 feet to a point on the North line of said section, which point is 1594.0 feet more or less East of the Northwest corner of said section.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: September 14, 2000
Recorded: September 25, 2000
Auditor's No: 200009250104
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected:

Easement No. 1: All streets, access easements and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, access easements and road rights-of-way.



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C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Alger Valley Acres
Recorded: May 7, 2001
Auditor's No: 200105070084

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: William R. Hiatt and Marian V. Hiatt, husband and wife
Dated: April 5, 2001
Recorded: May 7, 2001
Auditor's No: 200105070085
Purpose: Non-exclusive easement for ingress, egress and utilities
Area Affected:

...over, under and through a 60 foot wide strip of the land in the above-described property, for the benefit of the owners and future owners of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, situated within Skagit County Plat Number 96-0351, Plat of Alger Valley Acres.

Said instrument includes maintenance provisions for the established easement.

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

Executed By: William R. Hiatt and Marian V. Hiatt
Recorded: May 7, 2001
Auditor's No: 200105070086
Regarding: Protected Critical Area Easement

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.



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