



2131201907

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12/20/2013 2:09 PM
DEED \$76.00

Request of: CHICAGO TITLE INSURANCE

When recorded return to:
Ranjit Sidhu
R & H Farms, Inc
8-3322 Blu Jay Street
Abbotsford, BC, Canada V2T 6P9

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

8118 Guide-Meridian
Lynden, WA 98264

Escrow No.: 245363058

BARGAIN AND SALE DEED

THE GRANTOR(S)

Bank of the Pacific

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

R & H Farms, Inc., a Washington corporation

the following described estate, situated in the County of Whatcom, State of Washington:

Lot 4, Amended Form Over Substance Short Plat #1997, according to the Short Plat thereof, recorded January 31, 2003, under Recording No. 2030106542, records of Whatcom County, Washington.

Except all that portion conveyed to the City of Bellingham, by deed recorded April 16, 2008, under Recording No. 2080402335, records of Whatcom County.

Situate in Whatcom County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 59443, 380316 372176 0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 18, 2013

Bank of the Pacific

BY: David Engels
David Engels
Senior Vice President

BARGAIN AND SALE DEED
(continued)

State of Washington
County of Whatcom
I certify that I know or have satisfactory evidence that David Engels

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Senior Vice President of Bank of The Pacific to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-18-13
Cheri L. Neyens
Name: Cheri L. Neyens
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 6-22-17

CHERI L. NEYENS
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires June 22, 2017

EXHIBIT "A"
Exceptions

Reservation contained in Deed for The State of Washington Recorded under Auditor's File No. 180027, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc, and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Reservations and exceptions, including the terms and conditions thereof:
Reserving: One-half interest in all oil, gas and other minerals
Reserved by: Coast Royalty Company
Recording Date: October 26, 1939
Recording No.: 517408

Easement, including its terms, covenants and provisions as disclosed by instrument:
Recording No.: 1011626
In Favor Of: Olympic Pipeline Company
For: Pipeline (exact location not disclosed)

The terms and provisions contained in the document entitled "Letter of Understanding between City of Bellingham and G.C.T. Investments, Inc."
Recorded: September 16, 1991
Recording No.: 910916003

Nootka Drive Agreement and the terms and conditions thereof:
Between: Talbot Investment Co
And: GCT Investments
Recording No.: 930212163

Stormwater Discharge Agreement and the terms and conditions thereof:
Between: Talbot Investment Co
And: Washington Land Development
Recording No.: 931014170

The Terms and provisions contained in the document entitled "Letter of Understanding between City of Bellingham and G.C.T. Investments"
Recorded: October 14, 1993
Recording No.: 931014171

Drainage Utilities and Access Agreement and the terms and conditions thereof:
Between: Westmount Cypress Development Partnership
And: G.C.T. Investments
Recording No.: 940824014

Construction and Maintenance of a System for Surface Water Management and Treatment Agreement and the terms and conditions thereof:
Between: G.C.T. Investments
And: West Hills Partnership
Recording No.: 940824015

Drainage Utilities and Access Agreement and the terms and conditions thereof:
Between: G.C.T. Investments
And: Westmount Cypress Development Partnership
Recording No.: 940824016

Easement, including its terms, covenants and provisions as disclosed by instrument:
Recorded: September 26, 1994
Recording No.: 940926045
In Favor Of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution system

The terms and provisions contained in the document entitled "City of Bellingham Ordinance No. 10613"
Recorded: March 6, 1995
Recording No.: 950306119

EXHIBIT "A"

Exceptions
(continued)

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 15, 1995
Recording No.: 950315174

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 30, 1996
Recording No.: 960130141

The terms and provisions contained in the document entitled "City of Bellingham Planned Contract #93-02"

Recorded: July 21, 1995
Recording No.: 950721071

Easement, including its terms, covenants and provisions as disclosed by instrument;

Recorded: September 15, 1995
Recording No.: 950915167
In Favor Of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution system

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Woodside Division No. 2:

Recording No.: 960130139

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 30, 1996
Recording No.: 960130140

Easement, including its terms, covenants and provisions as disclosed by instrument;

Recording No.: 970224055
In Favor Of: Westmount Cypress Development Partnership, Westmount Development Corporation and Cypress Grove, Inc.
For: Storm drainage, sanitary sewer and utilities

Granting of easements agreements and the terms and conditions thereof,

Between: Uy Family Limited Partnership
And: Westmount Cypress Development Partnership, Westmount Development Corporation and Cypress Grove, Inc.
Recording No.: 970224056

The terms and provisions contained in the document entitled "Amended Form Over Substance Short Plat #1997"

Recorded: January 31, 2003
Recording No.: 2030106542

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bradley D. Beardon and Amy A. Beardon, husband and wife
Purpose: Ingress, egress, access, utilities and landscaping
Recording Date: October 7, 2009
Recording No.: 2091000831

EXHIBIT "A"

Exceptions
(continued)

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Amended Form Over Substance Short Plat #1997:

Recording No: 2030106542

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

In Favor Of: Lots 16-20, Plat of Village on the Green Div 5, and the City of Bellingham
Purpose: Access
Recording Date: March 14, 2008
Recording No.: 2080302115
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Slope surrounding access road
Recording Date: March 14, 2008
Recording No.: 2080302116
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bradley D. Bearden and Amy A. Bearden, husband and wife
Purpose: Ingress, egress, access, utilities and landscaping
Recording Date: October 7, 2009
Recording No.: 2091000831
Affects: Portion of said premises

City, county or local improvement district assessments, if any.