



2110402201

Page: 1 of 3  
4/22/2011 1:17 PM  
DEED \$64.00  
Whatcom County, WA

Request of: CHICAGO TITLE INSURANCE

When recorded return to:

Jack Gerity  
7630 Birch Bay Drive  
Blaine, WA 98230Filed for Record at Request of  
Barlow Escrow, Inc.  
Escrow Number: 11030053

## Special Warranty Deed

377407

THE GRANTOR UNION BANK, N.A., A WASHINGTON CORPORATION

for and in consideration of Ten Dollars and Other Good and Valuable Consideration

in hand paid, conveys and warrants to Jack Gerity, an unmarried individual

the following described real estate, situated in the

County of Whatcom State of WA

## Abbreviated Legal:

Lot 121: Reserve 6-7 Birch Bay Park First Add.

Tax Parcel Number(s): 122428/400131 114417 0000

## Detailed Legal:

That portion of Reserve 6 and 7, described as follows:

The Westerly 150 feet of the Easterly 170 feet of that part of Birch Bay Park First Addition, Whatcom County, Washington, according to the plat thereof, recorded in Volume 5 of Plats, Pages 16 thru 21, inclusive, records of Whatcom County, Washington, lying Northerly of the Northerly line of Birch Drive, and Southerly of the Southerly line of County Road No. 46, and Easterly of the Easterly line of Government Lot 2, in Section 31, Township 40 North, Range 1 East of W.M., except the road lying on the Easterly boundary of said property and except right-of-way for Alderson Road.

Situate in Whatcom County, Washington.

Together with 1996 Marlette Mobile Home Vin #H013079

Subject To: Attached Exhibit "A" made a part hereof by this reference

PROPERTY IS SOLD "AS IS", "WHERE IS" WITH ALL FAULTS X                      X                     

The Grantor for themselves and for all successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do 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 April 18, 2011

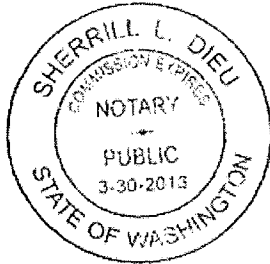
Union Bank, N.A.

By: 

STATE OF Washington )  
COUNTY OF Snohomish ) SS:

I certify that I know or have satisfactory evidence that Cynthia Weaver  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that She signed this instrument, on oath stated She  
is/are authorized to execute the instrument and acknowledge that as the  
Vice President of Union Bank / OREO ops mgr  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-19-11



Sherrill L. Dieu  
SHERRILL L. DIEU  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment expires: 3-30-13

Escrow No.: 11030053

## Exhibit "A"

### Subject to:

Easement, including its terms, covenants and provisions as granted by instrument.

Recorded May 16, 1956

Recording No. 817358

In Favor Of Puget Sound Power & Light Company, a Massachusetts corporation

For Electric transmission and/or distribution line.

Affects Said premises and other property

Reservations contained in instrument:

Recorded September 16, 1958

Recording No. 862087

From J.W. Alderson, a widower and H.M. Meador, husband and wife

As Follows All oil and gas leases, reservations and matters appertaining thereto. An assignment of 2% of all royalties dated May 20, 1930, recorded November 7, 1930, in Volume 213 of deeds, Page 309, under Auditor's File No. 388489, records of Whatcom County, Washington, made by J.W. Alderson and Alma M. Alderson, husband and wife to the American Royalty Co., a corporation, reference to which record is made for further particulars

Covenants, conditions and restrictions, contained in the following instrument.

Recorded December 11, 1959

Recording No. 885953

Matters disclosed by record of survey:

Recorded September 20, 2007

Recording No. 2070902628