

AFTER RECORDING MAIL TO:

Name **JACK CROWDER**
Address **5021 128TH E**
City, State, Zip **TACOMA, WA 98446**
B59845

Filed for Record at Request of **First American Title of Skagit County**
RSD # **5971/2233120 BD**



199908170057
Kathy Hill, Skagit County Auditor
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FIRST AMERICAN TITLE CO.
BARGAIN AND SALE DEED **B59845E**

THE GRANTOR AMERIQUEST MORTGAGE COMPANY FKA LONG BEACH MORT. CO. for and in consideration of **Thirty-Three Thousand And 00/100 Dollars (\$33,000.00)**, in hand paid, bargains, sells, and conveys to **JACK CROWDER and JANET CROWDER, Husband and Wife, as to an undivided 1/3 interest; and JEFF CROWDER and KIM CROWDER, Husband and Wife, as to an undivided 1/3 interest; and ED CROWDER and CHERYL CROWDER, Husband and Wife, as to an undivided 1/3 interest** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ABREVIATED LEGAL: Section 17, Township 35, Range 11; Ptn. Gov. Lot 5

SUBJECT TO: Paragraphs A through C, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for title insurance No. B59845; Second half 1999 taxes.

Assessor's Property Tax Parcel/Account Number(s): **351117-0-011-0012 R4611, 351117-0-004-0300 R46103, 351117-0-004-0409 R96028**

The Grantor for **himself, herself, themselves** and for **his/her/their** successors in interest does 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 implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, **he/she/they** will forever warrant and defend the said described real estate.

Dated this 10th day of **August, 1999**.

Sherri Edwards
Sherri Edwards
Ann Pool
Ann Pool

30997
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AMERIQUEST MORTGAGE COMPANY FKA
LONG BEACH MORT. CO.

Barbara Dzikowski
BARBARA DZIKOWSKI Assistant Secretary

Jeff Rivas
Jeff Rivas, RSD Manager

AUG 17 1999

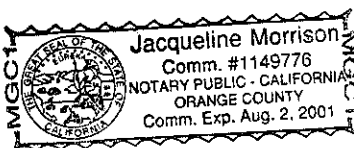
STATE OF CALIFORNIA
COUNTY OF **Orange**

Amount Paid \$ **504.90**
Skagit County Treasurer
By *Barbara Dzikowski*
Barbara Dzikowski and

I certify that I know or have satisfactory evidence that **Jeff Rivas** ~~is~~ **are** the persons who appeared before me, and said persons acknowledged that **he/she/they** signed this instrument, on oath stated that **he/she/they** authorized to execute the instrument and acknowledged it as the ****** of **AMERIQUEST MORTGAGE COMPANY FKA LONG BEACH MORT. CO.** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Assistant Secretary and REO Manager

Dated: **August 10th, 1999**



[Signature]
Notary Public in and for the State of California
Residing at
My appointment expires: **08-02-01**

EXHIBIT "A"

RSD # 5971

PARCEL "A":

That portion of Government Lot 5, Section 17, Township 35 North, Range 11 East W.M., described as follows:

Beginning at the intersection of the North line of said Government Lot 5 with the East line of the County road running along the West line thereof; thence South along the East line of said County road, 300 feet to the true point of beginning; thence East 270 feet; thence South 180 feet; thence West 270 feet to the East line of the County road; thence North along said East line to the true point of beginning.

PARCEL "B":

That portion of Government Lot 5, Section 17, Township 35 North, Range 11 East W.M., described as follows:

Beginning at the Northwest corner of Tract 2 of Skagit County Short Plat No. 22-83, approved June 22, 1983 and recorded June 23, 1983, under Auditor's File No. 8306230025, in Volume 6 of Short Plats, page 70, records of Skagit County, Washington; thence South along the West line of said Tract 2, a distance of 12 feet, more or less, to an existing fence line as said fence line is delineated on the face of said Short Plat; thence Easterly along said fence line, a distance of 250 feet, more or less, to the intersection of said fence line with an existing North-South fence line as said North-South fence line is delineated on the face of said Short Plat; thence North along said North-South fence line to the Northeasterly line of Tract 2 of said Short Plat and the true point of beginning of this description; thence continue North along said fence line a distance of 180 feet, more or less, to the intersection of said fence line with the Easterly extension of the North line of that certain tract of land conveyed to Kenneth Coopersmith by Deed dated April 15, 1975 and recorded January 5, 1977, under Auditor's File No. 848744, records of Skagit County, Washington, produced East; thence West along said Easterly extension of the Northerly line of the said Coopersmith tract produced to the Northeast corner of the said Coopersmith tract; thence South along the East line of the said Coopersmith tract a distance of 180 feet, more or less, to the Northerly line of Tract 2 of said Short Plat No. 22-83; thence Easterly along the Northerly and Northeasterly line of said Tract 2 of said Short Plat to the true point of beginning.



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RSD # 5971

PARCEL "C":

That portion of Tract 2 of Skagit County Short Plat No. 22-83, approved June 22, 1983 and recorded June 23, 1983, under Auditor's File No. 8306230025, in Volume 6 of Short Plats, page 70, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract 2; thence South along the West line of said Tract 2, a distance of 12 feet, more or less, to an existing fence line as said fence line is delineated on the face of said Short Plat; thence Easterly along said existing fence line, a distance of 250 feet, more or less, to the intersection of said fence line with an existing fence line running North and South all as delineated on the face of said Short Plat; thence North along said North-South fence line to the Northeasterly line of said Tract 2; thence North 51 deg. 51'27" West to an angle point on the North line of said Tract 2; thence South 88 deg. 50'35" West, a distance of 232.44 feet to the point of beginning.

All of the above being a portion of Government Lot 5 in Section 17, Township 35 North, Range 11 East W.M..

PARCEL "D":

That portion of Government Lot 5, Section 17, Township 35 North, Range 11 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point 40 feet South of the intersection of the North line of said lot with the East line of County Road, as Deeded to Skagit County under Auditor's File No. 109044; thence Southerly along the East line of said County Road 260 feet; thence Easterly, parallel with North line of said Lot, 270 feet; thence South parallel with the West line of said Government Lot 5, 180 feet; thence South 51 degrees 51' 27" East, 90.21 feet; thence North parallel with the West line of said Lot 5 to a strip of land conveyed to Harry Moses by Deed recorded under Auditor's File No. 357968; thence West along said strip to the East line of County Road and the point of beginning, EXCEPT that portion conveyed to Kenneth J. Coopersmith by Deed recorded August 11, 1986, under Auditor's File No. 8608110005.

