

AFTER RECORDING MAIL TO:

Dennis Brown
18961 W. Big Lake Blvd.
Mount Vernon, WA 98274



200108200171
Skagit County Auditor

9/20/2001 Page 1 of 2 4:23:23PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-97839-E

LAND TITLE COMPANY OF SKAGIT COUNTY

BARGAIN AND SALE DEED

Grantor(s): U.S. BANK, NATIONAL ASSOCIATION
Grantee(s): DENNIS BROWN and THERESA BROWN, husband and wife
Abbreviated Legal: ptn Tracts 16, 17, 18, 23 & 53, Cheasty's Big Lake Tracts
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3882-000-019-0006/P64406

THE GRANTOR U.S. BANK, NATIONAL ASSOCIATION for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars (\$10.00), in hand paid, grant, bargain, sell, convey, and confirm to DENNIS BROWN and THERESA BROWN, husband and wife the following described real estate, situated in the County of Skagit State of Washington:
See Attached Exhibit "A"

The Grantor s for themselves and for their 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 s and not otherwise, they will forever warrant and defend the said described real estate.

Dated August 9, 2001

LeAnn Wakefield

#42499
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 20 2001

Amount Paid \$

Skagit County Treasurer

By: CR Deputy

STATE OF Minnesota }
County of Dakota }

SS:

I certify that I know or have satisfactory evidence that LeAnn Wakefield

the person who appeared before me, and said person acknowledged that signed this instrument, on oath stated that authorized to execute the instrument and acknowledge it as the Vice President of U.S. Bank, National Association

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 9, 2001

Sean D. Ryan
Sean D. Ryan
Notary Public in and for the State of Minnesota
Residing at _____
My appointment expires: 1-31-05



EXHIBIT "A"

PARCEL "A":

Tract "A" of that certain survey recorded under Auditor's File No. 8310180016 in Volume 5 of Surveys, pages 67 and 68; being a portion of Tracts 16 and 17, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/9 interest in and to the following:

That portion of Tract 53, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Northeasterly corner of said Tract 53; thence South 66 degrees 21'46" West along the Northerly line of said tract, a distance of 117.79 feet to the true point of beginning of this line; thence Easterly to a point of the Easterly line of said Tract 53 that is 25.30 feet South of the Northeasterly corner of said tract, as measured along the East line thereof and the terminus of said line.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Westerly 71.09 feet, as measured along the Northerly line thereof, of Tract E-2 of Short Plat No. 25-83, approved March 16, 1984 and recorded March 19, 1984, under Auditor's File No. 8403190046, in Book 6 of Short Plats, page 128, records of Skagit County, Washington; being a portion of Tracts 17, 18 and 23 of "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH second class shore lands, if any, as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon Tract 53 of said Plat of Cheasty's Big Lake Tracts, EXCEPT mineral rights as reserved in Deed recorded in Volume 133 of Deeds, page 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO Right granted to Day Lumber Company filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 173578; Reservation contained in deed recorded under Auditor's File No. 173577, in Volume 133 of Deeds, page 11; Easement recorded under Auditor's No. 8402070059; Standard Participation Contract recorded under Auditor's No. 8403090027; Provisions set forth on the face of Short Plat No. 25-83; Ten foot sanitary sewer easement as delineated on the face of the Short Plat No. 25-83; Declaration recorded under Auditor's No. 8511050087.

