

AFTER RECORDING MAIL TO:

Ruben J. Bojorquez  
16563 S. Wall Street  
Mount Vernon, WA 98273



200201310010  
Skagit County Auditor

1/31/2002 Page 1 of 2 9:00AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-99704-E

LAND TITLE COMPANY OF SKAGIT COUNTY **BARGAIN AND SALE DEED**

Grantor(s): CONNIE POWERS, as Personal Representative of the Estate of Doris Lorene Nypen, also shown of record as Lorene Nypen, deceased  
Grantee(s): RUBEN J. BOJORQUEZ, a single person and MARGARETA DUNCAN, a single person  
Abbreviated Legal: a ptn of Lot 2, South Wall Street Add.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4017-000-002-0001/P69695

THE GRANTOR CONNIE POWERS, as Personal Representative of the Estate of Doris Lorene Nypen, also shown of record as Lorene Nypen, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars (\$140,000.00), in hand paid, grants, bargains, sells, conveys, and confirms to RUBEN J. BOJORQUEZ, a single person and MARGARETA DUNCAN, a single person the following described real estate, situated in the County of Skagit State of Washington:

See Attached Exhibit "A"

The Grantor for herself and for her successors in interest do es 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 es hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

Dated Jan. 28, 2002  
Connie Powers  
Connie Powers, Personal Representative

# 400  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

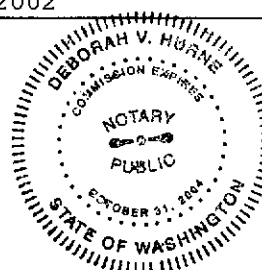
JAN 31 2002

Amount Paid \$ 2142.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
County of Skagit San Juan Co. } SS:

I certify that I know or have satisfactory evidence that Connie Powers, as Personal Representative is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be she free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 28, 2002



Deborah V. Hurne  
Notary Public in and for the State of Washington  
Residing at San Juan Co.  
My appointment expires: 10-31-04

EXHIBIT "A"

Lot 2, EXCEPT the Southerly 5 feet thereof, "SOUTH WALL STREET ADDITION", as per plat recorded in Volume 7 of Plats, page 70, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO Declaration of Covenants recorded November 26, 1956 under Auditor's No. 544538.

