



200301160157

Skagit County Auditor

1/16/2003 Page 1 of 3 3:36PM

AFTER RECORDING MAIL TO:

Name JENNIFER E FRITSCH
Address 1002 E GILKEY
City, State, Zip BURLINGTON, WA 98233
B72102

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

B72102E

BARGAIN AND SALE DEED

THE GRANTOR WELLS FARGO BANK MINNESOTA, N.A. for and in consideration of One Hundred Fourteen Thousand And 00/100 Dollars (\$114,000.00), in hand paid, bargains, sells, and conveys to JENNIFER E FRITSCH ~~AS HER SEPARATE ESTATE~~ the following described real estate, situated in the County of SKAGIT, State of Washington:

*AN UNMARRIED WOMAN AS HER SEPARATE ESTATE

SEE ATTACHED LEGAL DESCRIPTION

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

Assessor's Property Tax Parcel/Account Number(s): 350519-0-093-0001 P39539

The Grantor for themselves and for 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, they will forever warrant and defend the said described real estate.

Dated this 10th day of January, 2003.

OPTION ONE AS ATTORNEY IN FACT FOR WELLS FARGO BANK, MINNESOTA, N.A.

Frank T. Podraza, Assistant Secretary

256
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 16 2003

Amount Paid \$ 1744.20
Skagit Co. Treasurer
By [Signature] Deputy

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the West 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the South line of the lands conveyed to William Walters by Deed recorded in Volume 160 of Deeds, page 500, under Auditor's File No. 274923, records of said County; and on the West boundary of road, 1104.8 feet South and 20 feet West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 19; thence South along the West line of said County Road 140 feet to the true point of beginning of this description; thence from said true point of beginning North 89 degrees 57' West a distance of 311.0 feet; thence South 60 feet; thence South 89 degrees 57' East to the West boundary of said County Road; thence North along the West boundary of said road 60 feet to the true point of beginning.



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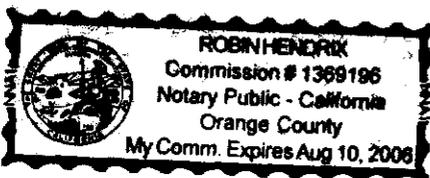
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ACKNOWLEDGMENT - Corporate

STATE OF California } ss.
 County of ORANGE }

On this 14th day of January, 192003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared FRANK T. PODRAGA and _____ to me known to be the _____ President and Assistant Secretary, respectively, of Option One Mortgage on behalf of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal herein affixed the day and year first above written.



ROBIN HENDRIX
 Commission # 1369196
 Notary Public - California
 Orange County
 My Comm. Expires Aug 10, 2008

Robin Hendrix
 Notary Public in and for the State of Washington, CA
 residing at Orange County, CA
 My appointment expires Aug. 10, 2003

This jurat is page _____ of _____ and is attached to _____ dated _____



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