



200303180123  
Skagit County Auditor

3/18/2003 Page 1 of 2 11:42AM

AFTER RECORDING MAIL TO:

Name STEEN R. MC FADDEN  
Address 24397 WALKER VALLEY ROAD  
City, State, Zip MOUNT VERNON, WA 98274  
00072779

Filed for Record at Request of First American Title of Skagit County FIRST AMERICAN TITLE CO.

**BARGAIN AND SALE DEED**

72779E-2

THE GRANTOR BANK OF NEW YORK for and in consideration of One Hundred Forty-Five Thousand And 00/100 Dollars (\$145,000.00), in hand paid, bargains, sells, and conveys to STEEN R. MC FADDEN, as his separate estate and ELAINE LINDQUIST, as her separate estate the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

Abbr. Legal: Section 31, Township 34, Range 5, Portion SE - NE aka Tract 4 of Short Plat 78-80

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.

# 1210  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 18 2003

Amount Paid \$ 2,218.50  
Skagit Co. Treasurer  
By: [Signature] Deputy

Assessor's Property Tax Parcel/Account Number(s): 340531-4-005-0302

The Grantor for itself and for its 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, it will forever warrant and defend the said described real estate.

Dated this 11th day of March, 2003.

Witness Sergio Ordonez  
Sergio Ordonez  
Witness Jackie Cartwright  
Jackie Cartwright

BANK OF NEW YORK  
AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT TRUST SERIES CWABS#2002-1 by Countrywide Home Loans, Inc as Attorney in fact  
By: Janet Palomino Its: A.V.P.  
DOCID#0008646193MS30M

STATE OF CALIFORNIA  
COUNTY OF VENTURA } ss

I certify that I know or have satisfactory evidence that Janet Palomino 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 A.V.P. of BANK OF NEW YORK to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: MARCH 11th, 2003.



Marie Hutchings  
Notary Public in and for the State of California  
Residing at Ventura  
My appointment expires: 10-26-06

Exhibit A

Lot 4 of revised Short Plat No. 78-80, approved December 2, 1983, recorded December 6, 1983, in Book 6 of Short Plats, page 102, under Auditor's File No. 8312060019, being a portion of the South 1/2 of Section 31, Township 34 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the North 20 feet of the following described property:

The South 100.00 feet of the North 300.00 feet, as measured along the East line of that portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 34 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of said subdivision; thence North 0 degrees 34'15" East along the East line of said subdivision, 300.00 feet to the true point of beginning; thence continuing North 0 degrees 34'15" East along said East line, 399.34 feet; thence South 88 degrees 38' West, 301.98 feet to a point on the East line of the County Road, said point being 30.00 feet measured at right angles from the centerline of said County Road; thence South 0 degrees 15'30" West along said East line, 404.60 feet; thence North 87 degrees 36'30" East, 300.00 feet to the true point of beginning.

(ALSO KNOWN as Parcel 3 of Short Plat #61-72 dated September 7, 1972 and approved October 16, 1972).

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3/18/2003 Page

2 of

2 11:42AM