



200304210237
Skagit County Auditor

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AFTER RECORDING MAIL TO:

LEONARD JOHNSON
2401 WESTWOOD DRIVE
ANACORTES, WA 98221
A73037

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

FIRST AMERICAN TITLE CO.

BARGAIN AND SALE DEED

A73037E

THE GRANTOR U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2001, MORGAN STANLEY DEAN WITTER CAPITAL I INC TRUST 2001-NC3 for and in consideration of Ten Dollars and other valuable consideration, in hand paid, bargains, sells, and conveys to LEONARD JOHNSON, AS HIS SEPARATE ESTATE the following described real estate, situated in the County of SKAGIT, State of Washington:

ABBREVIATED LEGAL: Section 30, Township 35, Range 2, Portion Government Lot 4

COMPLETE LEGAL ATTACHED HERETO AS PAGE 2

"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): 350230-0-179-0006/P33150, 350230-0-200-0009/P33175, 350230-0-141-0209/P33106

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 27th day of MARCH, 2003.

1857
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

U.S. BANK NATIONAL ASSOCIATION
BY: OCWEN FEDERAL BANK FSB, AS
ATTORNEY IN FACT

APR 21 2003

2919.20

Amount Paid is
Skagit Co. Treasurer
By Deputy

BY: MICHAEL MORELAND
Director

MICHAEL MORELAND
Director

STATE OF FLORIDA
COUNTY OF orange } ss

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Director of OCWEN FEDERAL BANK, which is signing as Attorney in Fact for 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: March 28, 2003

Terri Hunter
Notary Public in and for the State of Florida
Residing at
My appointment expires:



Terri Hunter
My Commission DD141038
Expires August 12 2006

Exhibit A

PARCEL A:

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Lot 4, 32 rods South of the Northwest corner thereof; thence East 33 feet to the East line of that certain road as conveyed to the City of Anacortes by Deed recorded May 21, 1946 under Auditor's File No. 392059, and the true point of beginning of this description; thence East along the South line of the North 32 rods of said Lot 4, a distance of 200 feet; thence North parallel with the West line of said Lot 4, a distance of 72 feet; thence West parallel with the South line of the North 32 rods of said Lot 4, a distance of 200 feet to the East line of said road; thence South along the East line of said road 72 feet to the point of beginning.

PARCEL B:

That portion of Government Lot 4 in Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 4, which is 528 feet South of the Northwest corner of said Government Lot; thence East 33 feet to the East line of those premises conveyed to the City of Anacortes for public road purposes by deed dated November 4, 1914, filed May 21, 1946, under Auditor's File No. 392056 and recorded in Volume 209 of Deeds, Page 514, and the true point of beginning; thence continue East 200 feet; thence South 15 feet; thence West 200 feet to the East line of said premises conveyed to the City of Anacortes for public road purposes; thence North 15 feet to the point of beginning.

PARCEL C:

The North 15 feet of all that portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of Government Lot 4, 528 feet South of the Northwest corner thereof; thence North 89 degrees 45' 03" East for 33 feet to the true point of beginning; thence continue North 89 degrees 45' 03" East for 231 feet; thence South 0 degrees 25' 58" West for 178 feet; thence South 89 degrees 45' 03" West for 231 feet to the East line of the road conveyed to the City of Anacortes by deed recorded under Auditor's File No. 392056, records of Skagit County, Washington; thence North 0 degrees 25' 58" East along said road for 178 feet to the point of beginning.

EXCEPT the West 200 feet thereof, as conveyed to James Jackson, et ux, by deed recorded under Auditor's File No. 618277, records of Skagit County, Washington.

(Said property is also known as a portion of Tract A of Survey recorded in Volume 2 of Surveys, Page 80, records of Skagit County, Washington).



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