



200305220165
Skagit County Auditor

5/22/2003 Page 1 of 2 3:49PM

AFTER RECORDING MAIL TO:

Name THOMAS WRIGHT
Address 1505 SUNSET #B
City, State, Zip MOUNT VERNON, WA 98273
00072577

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

FIRST AMERICAN TITLE CO.

BARGAIN AND SALE DEED

72577E-1

THE GRANTOR WASHINGTON MUTUAL BANK FA for and in consideration of One Hundred Twenty-Two Thousand And 00/100 Dollars (\$122,000.00), in hand paid, bargains, sells, and conveys to THOMAS WRIGHT, A Single Man, 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 1, Twnshp 33, R 4, Portion SE 1/4.

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2467

MAY 22 2003

Amount Paid \$1,800.00
Skagit Co. Treasurer

Assessor's Property Tax Parcel/Account Number(s): 33040140010504

By 330401-4-009-0600
330401-4-009-0900

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 26 day of March, 2003.

WASHINGTON MUTUAL BANK FA

By: Elaine Langdon

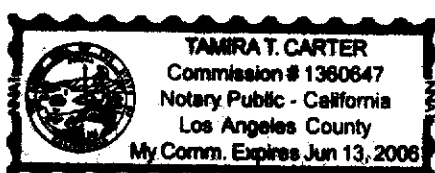
Its: Assistant Vice President

STATE OF CALIFORNIA
COUNTY OF _____

} ss

I certify that I know or have satisfactory evidence that Elaine Langdon is/are the person/s who appeared before me, and said person/s 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 Assistant Vice President of WASHINGTON MUTUAL BANK FA to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 26, 2003.



Tamira T. Carter
Notary Public in and for the State of California
Residing at _____
My appointment expires: 6/13/06

Exhibit A

That portion of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., lying Northeasterly of the following described line:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, as said point is shown on the certain record of survey recorded in Book 12 of Surveys, on Page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40' 02" West, along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State; thence continuing along the said West line South 00 degrees 40' 02" West, a distance of 357.08 feet to the true point of beginning of this line description; thence South 43 degrees 21' 07" East, a distance of 21.61 feet; thence South 23 degrees 54' 09" East, a distance of 43.82 feet; thence South 44 degrees 33' 47" East, a distance of 56.23 feet; thence South 80 degrees 48' 47" East, a distance of 94.39 feet; thence South 01 degrees 00' 00" East, a distance of 184.50 feet; thence South 32 degrees 18' 11" East, a distance of 551.03 feet; thence South 09 degrees 11' 34" East, a distance of 252.03 feet; thence South 45 degrees 09' 29" East, a distance of 197.77 feet to the East line of said East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1 and the terminus of this line description.

EXCEPT that portion thereof lying Northeasterly of the following described line:

Beginning at a point on the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 which is 100.00 feet Southerly from the Northwest corner thereof (as measured along said West line); thence Southeasterly to a point on the East line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 which is 583.90 feet Southerly from the Northeast corner thereof (as measured along said East line), said point being the terminus of said line.

TOGETHER WITH a 60.00 foot wide ingress, egress and utilities easement as disclosed in deed recorded under Auditor's File No. 9103080006, records of Skagit County, Washington.



200305220165
Skagit County Auditor

5/22/2003 Page

2 of

2 3:49PM