

AFTER RECORDING MAIL TO:

Name **DAVID A. RYDER**
Address 44101 Eagle Rock Lane,
City, State, Zip Concrete, WA 98237

B73479

Filed for Record at Request of First American Title Company
Burlington, WA 98233



200306160311
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

BARGAIN AND SALE DEED

B73479E

THE GRANTOR JAMES COOK and TERRI COOK, Husband and Wife for and in consideration of **One Hundred Sixty-Five Thousand And 00/100 Dollars (\$165,000.00)**, in hand paid, bargains, sells, and conveys to **DAVID A. RYDER, 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.

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.

INCLUDES THAT CERTAIN MOBILE HOME 1998 CHAMP 66/28 VIN 16984946375.

Assessor's Property Tax Parcel/Account Number(s): **350809-0-004-0206 P100924, 350809-3-004-1100 M113680**

The Grantors for **themselves** and for **their** successors in interest do 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 do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, **they** will forever warrant and defend the said described real estate.

Dated this **20th** day of **May**, 2003.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 13 2003

2524.50

Amount Paid \$
Skagit Co. Treasurer

By *DC* Deputy

STATE OF WASHINGTON
COUNTY OF **SKAGIT**

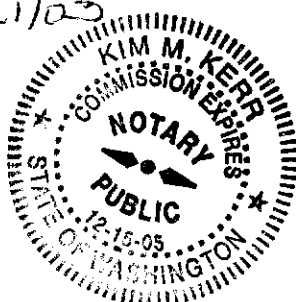
} ss

James Cook
JAMES COOK

Terri Cook
TERRI COOK

I certify that I know or have satisfactory evidence that **JAMES COOK and TERRI COOK** are the persons who appeared before me, and said persons acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *5/21/03*



Kim M. Kerr

Notary Public in and for the State of Washington
Residing at **Mount Vernon**
My appointment expires: **12/15/2005**

Exhibit A

Lot 1, Short Plat No. 91-071, approved February 11, 1994, recorded February 11, 1994 in Volume 11 of Short Plats, Page 59, under Auditor's File No. 9402110125 and being a portion of Government Lot 7 in Section 9, Township 35 North, Range 8 East, W.M.

EXCEPT that portion of Lot 1, Short Plat N. 91-071, recorded in Volume 11 of Short Plats, Page 59, lying Southwesterly of the following described line:

Beginning at a point on the North line of said Lot 3, Short Plat No. 91-104, which lies 253.99 feet from the intersection of said North line with the East line of Logsdon Lane, as shown on said Short Plat; thence South 36 degrees 51' 43" East, a distance of 624.58 feet to a point on the South line of said Lot 1, Short Plat No. 91-071, which is 407.60 feet from the intersection of said South line with the North line of the South Skagit Highway and terminus of this line description.

EXCEPT that portion lying within Logsdon Lane as shown on the Plat of Eagle Hill recorded in Volume 16 of Plats at Pages 67 and 68.



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