

AFTER RECORDING MAIL TO:

Name DAVID W. REED
Address 1221 NORMAN ROAD
City, State, Zip STANWOOD, WA 98292
00075257

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



200308260129
Skagit County Auditor

8/26/2003 Page 1 of 1 1:55PM

BARGAIN AND SALE DEED

75257E-1

THE GRANTOR SEAS HOLDING LLC, AS NOMINEE PURSUANT TO THAT NOMINEE AGREEMENT WITH NORTHWESTERN TRUST, TRUSTEE FOR JAMES A. COOK IRA, for and in consideration of Sixty Thousand And 00/100 Dollars (\$60,000.00), in hand paid, bargains, sells, and conveys to DAVID W. REED and LESLIE REED, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 1 of Short Plat PL -01-0456 approved October 3, 2001 and recorded October 5, 2001, under Auditor's File No. 200110050030, being a portion of Tract "A" of Short Plat No. 68-74, approved December 31, 1974 and recorded January 2, 1975 under Auditor's File No. 811890 in Volume 1 of Short Plats, page 12, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 7 East, W.M.

"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): 350710-3-008-0006 (P42392)

The Grantor for himself, herself, themselves and for his/her/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, he/she/they will forever warrant and defend the said described real estate.

Dated this 26th day of August, 2003.

4343

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEAS HOLDING LLC, AS NOMINEE

AUG 23 2003

BY: FIRST AMERICAN EXCHANGE

Amount Paid \$ 918.00
Skagit Co. Treasurer

BY: GALE A. HICKOK, PRES.

By *fr* Deputy

STATE OF WASHINGTON
COUNTY OF *Skagit*

} ss

I certify that I know or have satisfactory evidence that GALE A. HICKOK 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 President of FIRST AMERICAN EXCHANGE, the member of SEAS HOLDING LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument..

Dated: 8/26/03



Linda Bemick

Notary Public in and for the State of Washington
Residing at *Stanwood*
My appointment expires: 6-7-04