



200311030282
Skagit County Auditor

11/3/2003 Page 1 of 1 11:54AM

AFTER RECORDING MAIL TO:

Name MICHAEL COFFEY
Address 5884 CEDAR DRIVE
City, State, Zip BOW, WA 98232
B75727

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

FIRST AMERICAN TITLE CO.

B75727E

BARGAIN AND SALE DEED

THE GRANTOR JAMES COOK and TERRI COOK, Husband and Wife for and in consideration of One Hundred Thousand And 00/100 Dollars (\$100,000.00), in hand paid, bargains, sells, and conveys to MINDY OSETEK, *single, as her separate estate* the following described real estate, situated in the County of SKAGIT, State of Washington:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 35 North, Range 4 East, W.M., lying Northerly of the Old Fairhaven and Southern Railroad right of way (now County road), and Southerly of the Samish River, EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated and recorded June 14, 1949, under Auditor's File No. 432463 AND ALSO EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated May 14, 1973, recorded May 16, 1973, under Auditor's File No. 785078.

"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): 350404-1-003-0006 (P35764)

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 3rd day of October, 2003.

James Cook

JAMES COOK

TERRI COOK

TERRI COOK

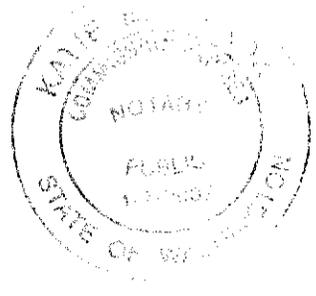
STATE OF WASHINGTON
COUNTY OF *Skagit* } ss

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: *10-24-03*

Notary Public

Notary Public in and for the State of Washington
Residing at *mtvernon*
My appointment expires: *1-7-07*



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 03 2003

Amount Paid: *1530.06*
Skagit Co. Treasurer
By *[Signature]* Deputy