



200312120044
Skagit County Auditor

12/12/2003 Page 1 of 2 9:44AM

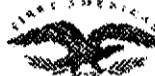
AFTER RECORDING MAIL TO:

Daniel W. Breeden and Shirley F. Breeden
35663 State Route 20
Sedro Wooley, WA 98284

FIRST AMERICAN TITLE CO.

74953

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

BARGAIN AND SALE DEED

File No: **4263-219941 (EMG)**

Date: **December 03, 2003**

Grantor(s): **Wells Fargo Bank Minnesota**

Grantee(s): **Daniel W. Breeden and Shirley F. Breeden**

Abbreviated Legal: **Section 13, Township 35, Range 6, ptn NW 1/4 NE 1/4(aka Lot 2, Short Plat No. 5-81)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **350613-0-028-0113**

THE GRANTOR(S), Wells Fargo Bank Minnesota, National Association, as Trustee for registered Holders of Option One Mortgage Loan Trust 2002-A, Asset-Backed Certificates, Series 2002-A, without recourse Corporation, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to Daniel W. Breeden and Shirley F. Breeden, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat 5-81, approved August 10, 1981, recorded August 11, 1981 in Book 5 of Short Plats, Page 110, under Auditor's File No. 8108110039 and being a portion of the Northwest 1/4 of the Northeast 14 of Section 13, Township 35 North, Range 6 East, W.M.

Subject To: 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.

The Grantor, for himself/herself/themselves and for his/her/their successors in interest do(es) 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 implication, and do(es) 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 property.

#6292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Page 1 of 2

LPB-15

DEC 12 2003

Amount Paid: \$
Skagit Co. Treasurer
By Deputy

1996 45

