

AFTER RECORDING MAIL TO:

Mr. and Mrs. David S Pearson  
10530 180TH ST SE  
Snohomish, WA 98296



200403230095  
Skagit County Auditor

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Filed for Record at Request of:  
Lynnwood Escrow Corporation  
Escrow Number: 20040401

FIRST AMERICAN TITLE CO.  
80680

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)** Oakwood Acceptance Corporation, LLC, a Limited Liability Company  
for and in consideration of **NINETY ONE THOUSAND THREE HUNDRED TWENTY ONE AND 48/100**  
Dollars \$ 91,321.48,  
in hand paid, bargains, sells, and conveys to **David S Pearson and Darcy L Pearson, husband and wife**  
the following described estate, situated in the County of Skagit, state of Washington:

Lot 5 of Survey, Portion Block 8 of "RESERVE ADDITION TO THE TOWN OF MONTBORNE"  
Full legal attached per Exhibit "A"

Assessor's Property Tax Parcel/Account Number : 4136-008-005-0000 P115690

The Grantor(s) 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(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: March 16, 2004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Oakwood Acceptance Corporation, LLC

#1331  
MAR 23 2004  
Amount Paid \$ 1397.22  
By MAM Deputy  
Skagit Co. Treasurer

STATE OF North Carolina }  
County of Rockingham } SS:

I certify that I know or have satisfactory evidence that Steven Juhasz  
is/are the person(s) who appeared before  
me, and said person(s) acknowledged that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge it as the AVP  
of Oakwood Acceptance Corp LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-18-04

Notary Public in and for the State of N.C.  
Residing at \_\_\_\_\_  
My appointment expires: 4-18-07

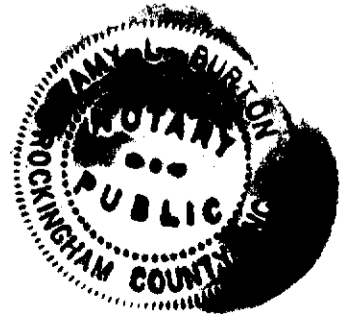


Exhibit "A"

Portion of Lots 8, 9, and 10, Block 8 of "RESERVE ADDITION TO THE TOWN OF MONTBORNE", defined as follows: Beginning at a point 32.50 feet Northwesterly and 5 feet Northeasterly of the Southeast corner of Lot 9, Block 8; thence Northwesterly 87.50 feet; thence Southwesterly 75 feet; thence Southeasterly 87.50 feet; thence Northeasterly 75 feet to the point of beginning; TOGETHER WITH the Easterly 24.50 feet of vacated Grant Street.

TOGETHER WITH AND SUBJECT TO that non-exclusive access and utility easement known as Mahonia Lane.

(Also shown of record as Lot 5 of Survey recorded June 8, 2000 under Skagit County Auditor's File No. 200006080127 and amended by Survey recorded August 30, 2000 under Skagit County Auditor's File No. 200008300077).



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