

When Recorded Return to:
RICHARD SHEPPARD
17330-A JORDAN ROAD
ARLINGTON WA 98223



200404300281
Skagit County Auditor

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FIDELITY NATIONAL TITLE COMPANY

CHICAGO TITLE CO.

BARGAIN AND SALE DEED

1C28952✓

ORDER NO: 7028497 DSM

PARCEL NO.: 330523-3-003-0208, 330523-0-002-0100

THE GRANTOR WACHOVIA BANK N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST2000-3,
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, grant, bargain, sell, convey and confirm to

RICHARD SHEPPARD and HEATHER SHEPPARD, husband and wife

the following described real estate, situated in the County of SKAGIT, State of Washington:
PTN. NW SW SEC. 23, T33N, R5EWM
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 29, 2004

The Grantor for itself and for its 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 implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

WACHOVIA BANK N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST2000-3. By Washington Mutual As Attorney-in-fact

Rosa Salgado
BY
ROSA SALGADO, Vice President

2141
SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2004

Amount Paid \$ 2536.50
Skagit Co. Treasurer
By R Deputy

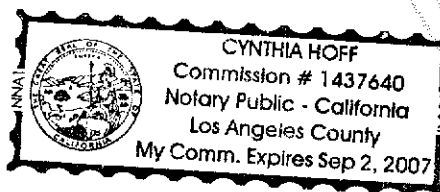
STATE OF California
COUNTY OF Los Angeles

I certify that I know or have satisfactory evidence that Rosa Salgado Is the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the

Vice President of WACHOVIA BANK N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST2000-3 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 29, 2004

Cynthia Hoff
Notary Public in and for the State of California
Residing at
My appointment expires:



My appointment expires:

EXHIBIT "A"

PARCEL A:

That portion of the following described property which lies Northwesternly of Lake Cavanaugh Road No. 358:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Northwest Quarter of the Southwest Quarter, 500 feet North of the Southeast corner of said subdivision;

Thence due North along the East line of said subdivision a distance of 320 feet;

Thence North 77°00' West a distance of 554 feet;

Thence South 41°30' West a distance of 187 feet;

Thence South 65°00' East a distance of 732 feet to the point of beginning;

EXCEPT that portion lying Easterly of the line shown on survey recorded October 31, 1984, under Auditor's File No. 8410310011, which was established as the East line of subject property by Judgment entered January 23, 1985 in Skagit County Superior Court Cause No. 83-2-00521-6.

AND EXCEPT that portion which lies within the right of way of Lake Cavanaugh Road No. 358.

PARCEL B:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Section 23, said corner being common to Sections 23, 22, 26 and 27;

Thence North 1°37'15" East a distance of 1,312.86 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 23;

Thence South 89°43'49" East a distance of 425.33 feet to a point on a 7° curve to the left having a tangent bearing North 40°42'07" East;

Thence Northeasterly along said curve a distance of 205.93 feet to the P.T. of said curve;

Thence North 26°17'13" East a distance of 352.15 feet;

Thence North 52°02'56" East a distance of 10.26 feet;

Thence North 26°20'58" West a distance of 53.81 feet to the true point of beginning;

Thence continuing North 26°20'58" West a distance of 150.47 feet;

Thence North 48°32'01" East a distance of 116.53 feet;

Thence South 65°00'00" East a distance of 154.30 feet;

Thence South 52°02'56" West a distance of 128.54 feet;

Thence South 37°57'04" East a distance of 10.00 feet to the P.C. of a 10.66° curve to the left;

Thence Southwesterly along said curve a distance of 88.51 feet to the true point of beginning.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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