

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Kyle Bohannon  
22890 Buchanan Street  
Mount Vernon, WA 98273



200405280300  
Skagit County Auditor

5/28/2004 Page 1 of 2 4:04PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 111784-PE

**LAND TITLE OF SKAGIT COUNTY**

**Bargain and Sale Deed**

2680  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Grantor(s): Skagit State Bank  
Grantee(s): Kyle Bohannon and Jennifer Bohannon  
Abbreviated Legal: Ptn Lot 2, Block 3, Bingham Acreage  
Tax Parcel #3864-003-002-0001/P62182

MAY 28 2004

Amount Paid \$ 2687.80  
Skagit Co. Treasurer  
By *HP* Deputy

**THE GRANTOR(S) SKAGIT STATE BANK, a Washington Corporation**

for and in consideration of **ONE HUNDRED FIFTY ONE THOUSAND AND NO/100 Dollars \$ 151,000.00,**

in hand paid, bargains, sells, and conveys to **KYLE BOHANNON and JENNIFER BOHANNON, husband and wife**

the following described estate, situated in the County of Skagit, state of Washington:

Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, EXCEPT the following described tracts:

1. The West 2.43 feet of Lot 2, Block 3, said property to aggregate with Lot 1, Block 3, both of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.
2. The East 1 (one) foot of the West 3.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.
3. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;  
thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet;  
thence South 00°02'20" East, a distance of 3.00 feet;  
thence South 15°52'34" East, a distance of 7.29 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;  
thence South 89°33'49" West, a distance of 1.00 foot to the East line of the West 2.43 feet of said Lot 2;  
thence North 00°02'20" West along said East line a distance of 10.00 feet to the point of beginning.
4. The East 1 (one) foot of the West 4.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.
5. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;  
thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet to the point of beginning of this description;  
thence continuing North 89°33'49" East, a distance of 3.00 feet;  
thence South 00°02'20" East, a distance of 3.00 feet;  
thence South 28°30'13" West, a distance of 8.37 feet to the point of intersection of the East line of

the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;  
thence North 72°20'14" West, a distance of 1.05 feet to the point of intersection of the East line of  
the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;  
thence North 15°52'34" East, a distance of 7.29 feet;  
thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.

6. The East 1 (one) foot of the West 5.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE,  
SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records  
of Skagit County, Washington; EXCEPT the North 10.33 feet thereof.

7. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM  
ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats,  
page 24, records of Skagit County, Washington;  
thence North 89°33'49" East along the North line thereof, a distance of 6.00 feet to the point of  
beginning of this description;  
thence continuing North 89°33'49" East, a distance of 3.00 feet;  
thence South 00°02'20" East, a distance of 3.00 feet;  
thence South 37°37'22" West, a distance of 9.82 feet to the point of intersection of the East line of  
the West 5.43 feet of said Lot 2 with the South line of the North 10.73 feet of said Lot 2;  
thence North 68°28'43" West, a distance of 1.08 feet to the point of intersection of the East line of  
the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;  
thence North 28°30'13" East, a distance of 8.37 feet;  
thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number : 3864-003-002-0001, P62182

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: May 25, 2004

Skagit State Bank

By: Gary Medcalf, Vice President

STATE OF Washington  
County of Skagit

}  
} SS:

I certify that I know or have satisfactory evidence Gary Medcalf

he is the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is Vice President  
of Skagit State Bank

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

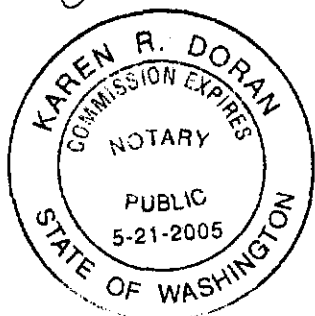
May 26, 2004

Karen R. Doran

Notary Public in and for the State of Washington

Residing at Burlington, Wa.

My appointment expires: 5-21-2005



200405280300  
Skagit County Auditor