



200406150114
Skagit County Auditor

6/15/2004 Page 1 of 2 11:44AM

AFTER RECORDING MAIL TO:

Name **First American Title of Island County**

Address **265 N.E. Kettle Street, Suite 2**

City, State, Zip **Oak Harbor, WA 98277**

FIRST AMERICAN TITLE CO.

76804.2

Filed for Record at Request of **First American Title of Island County**

L50412-3

BARGAIN AND SALE DEED

THE GRANTOR Bank of New York as Trustee, under the Pooling and Servicing Agreement Trust Series CWABS #00-01 for and in consideration of Fifty-Five Thousand And 00/100 Dollars (\$55,000.00), in hand paid, bargains, sells, and conveys to Dave McIlraith, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Lot 138 "CEDARGROVE ON THE SKAGIT", as per plat recorded in Volume 9 of Plats at page 48 to 52, inclusive, in the records of Skagit County, State of Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2792
JUN 15 2004
97900

Subject to: See Exhibit "A" attached hereto and by reference made a part hereof.

Include Mobile Home
DOCID0008441662MS30M

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Assessor's Property Tax Parcel/Account Number(s): **3877-000-138-0009, P64208**

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 implications, 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.

Dated this **2nd** day of **June**, 2004.

Bank of New York as Trustee, under the Pooling & Servicing Agreement Trust Series CWABS #00-01

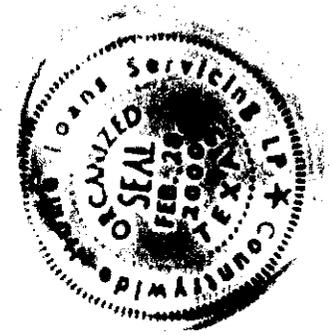
Sandra Whiteley

By: **Sandra Whiteley, Asst. Secretary of Countrywide GP, Inc., General Partner**

By: **Countrywide Home Loans, Servicing LP as Attorney in Fact**

STATE OF CALIFORNIA
COUNTY OF **Ventura**

} ss



I certify that I know or have satisfactory evidence that **Sandra Whiteley** is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument, on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the **Asst. Secretary** ***Servicing LP** for **Countrywide Home Loans*** as Attorney in Fact for **Bank of New York as Trustee** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: **June 7th, 2004**

Sergio G. Ordonez

Notary Public in and for the State of California
Residing at **Ventura County**
My appointment expires:

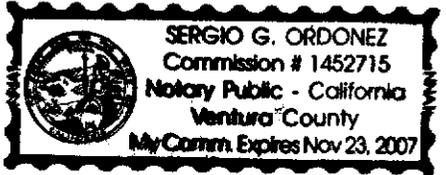


EXHIBIT "A"

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE PLAT OF CEDARGROVE ON THE SKAGIT, RECORDED UNDER AUDITOR'S FILE NO. 715090;

CONDITIONS AND RESTRICTIONS CONTAINED IN VARIOUS CONTRACTS AND DEEDS OF RECORD, SET FORTH IN ARTICLES OF INCORPORATION AND BY-LAWS OF THE CEDARGROVE MAINTENANCE CO.; RESTRICTIONS, RESERVATIONS, AGREEMENTS AND EASEMENTS OF RECORD AND AS SHOWN ON THE FACE OF SAID RECORDED PLAT; USE OF PROPERTY FOR RESIDENTIAL PURPOSES ONLY;

QUESTIONS ARISING DUE TO SHIFTING OR CHANGING COURSE OF SKAGIT RIVER;

RESERVATIONS CONTAINED IN DEED EXECUTED BY FEDERAL LAND BANK OF SPOKANE, RECORDED UNDER AUDITOR'S FILE NO. 317248 - "Reserving from the above described land 50% of all minerals, including oil and gas, in or under said land....";

TERMS AND CONDITIONS OF BY-LAWS OF CEDARGROVE MAINTENANCE COMPANY, RECORDED UNDER AUDITOR'S FILE NO. 9404140020, MODIFIED UNDER AUDITOR'S FILE NO. 9408240092, 9511020058, 9702120073, 9906160085 AND 200206060084.



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