

AFTER RECORDING MAIL TO:

Tom Hammer
921 Garfield Street
Mount Vernon, WA 98273



200407300037
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

B81948-E-1

BARGAIN AND SALE DEED

Escrow No. 24626
Title Order No. 80444

THE GRANTOR(S), **Bank One, National Association, as Trustee**, for and in consideration of **Ten Dollars and other good and valuable consideration**, in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm(s) to **Thomas E. and Christine Hammer, husband and wife** the following described real estate, situated in the county of **Skagit**, State of **Washington**:

*Ador Legele: 204 Mount Vernon Binding Site Plan #2-93
entitled "Westfield Place"*
Assessor's Property Tax Parcel/Account Number(s): **P104165**

The Grantor(s) for themselves and for 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, they will forever warrant and defend the said described real estate.

Dated: July 26, 2004

3963
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Bank One, National Association, as Trustee

by:

Louis A. Amaya, VP

JUL 30 2004
2404 78
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy



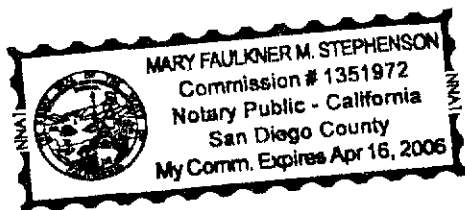
State of California

County of San Diego } ss.

I certify that I know or have satisfactory evidence that Louis A. Amaya is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Vice-President of Bank One, National Association, as Trustee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 26, 2004

[Signature]
Notary Public in and for the State of CA
Residing at San Diego County
My appointment expires _____



SCHEDULE "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 4 of City of Mount Vernon Binding Site Plan No. 2-93, entitled "WESTFIELD PLACE", approved December 14, 1993 and recorded December 15, 1993 in Volume 11 of Short Plats, pages 32 and 33, records of Skagit County, Washington; being a portion of Government Lot 13 of Section 19, Township 34 North, Range 4 East, W.M.



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