

AFTER RECORDING MAIL TO:
Mr. Scott K. Babbitt
26351 Panorama Place
Sedro Woolley, WA 98284



200410220150
Skagit County Auditor

10/22/2004 Page 1 of 2 3:27PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114005-SE

LAND TITLE OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): Whidbey Island Bank
Grantee(s): Babbitt Properties, L.L.C.
Abbreviated Legal: Ptn Lot 7, Blk 5, Mount Vernon Gates 1st & 2nd Add. To M.V.

THE GRANTOR(S) WHIDBEY ISLAND BANK, a Washington Corporation

for and in consideration of **SIXTY SIX THOUSAND AND NO/100 Dollars \$ 66,000.00**,
in hand paid, bargains, sells, and conveys to **BABBITT PROPERTIES, LLC, a Washington limited liability company**

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

That portion of Lot 7, Block 5 of "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the Northeasterly corner of said Lot 7;
thence Southerly along the Westerly line of First Street, a distance of 24.5 feet, more or less, to a boundary line between two existing buildings being the point of beginning;
thence Westerly along said boundary line between said buildings, a distance of 93 feet, more or less, to the Easterly line of the 7 foot alley as conveyed to the City of Mount Vernon, by deed recorded May 8, 1924, under Auditor's File No. 174094, in Volume 133 of Deeds, page 83, records of Skagit County, Washington;
thence Southerly along the East line of said alley, a distance of 16 feet, more or less, to the Northerly line of the Southerly 8 feet of Lot 7;
thence Easterly along the Northerly line of said Southerly 8 feet of Lot 7 a distance of 93 feet, more or less, to a point 16 feet, more or less, South of the point of beginning;
thence North to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.
Assessor's Property Tax Parcel/Account Number : 3700-005-007-0108, P52033

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: October 21, 2004

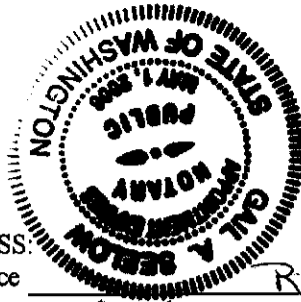
Whidbey Island Bank

By: Richard L. Rinker, Vice President

5732
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2004

Amount Paid \$ 1174.80
Skagit Co. Treasurer
By BL Deputy



STATE OF Washington
County of Island

} SS:

I certify that I know or have satisfactory evidence Richard L Rinker
_____ is the person who appeared before
me, and said person has acknowledged that he signed this instrument, on oath stated he is
authorized to execute the instrument and is Vice President
_____ of Whidbey Island Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-21-04

Gail A Seelow / Gail A Seelow

Notary Public in and for the State of Washington
Residing at Oak Harbor WA
My appointment expires: 5/1/06



200410220150
Skagit County Auditor



UNOFFICIAL DOCUMENT