



200501110082
Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: David D Hansen
Address: 14419 T. Loop Rd
Bow, WA 98232

Escrow Number: 10435

Filed for Record at Request of: Stewart Title of Snohomish County

LAND TITLE OF SKAGIT COUNTY

BARGAIN AND SALE DEED

THIS INDENTURE, made this 17th day of December, 2004 by and between The

Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C., 20420, hereinafter referred to as grantor for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, bargains, sells, and conveys to David D Hansen and Susan A Hansen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

All that certain land situated in the State of Washington, County of Skagit, described as follows:

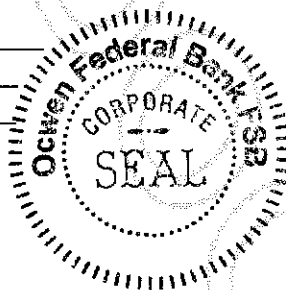
Lot 13, PLAT OF GAGES CIRCLE, as per plat recorded on February 13, 2001 under Auditor's File No. 2001021630017, records of Skagit County, Washington..

Situate in the County of Skagit, State of Washington.

APN: 47840010110009

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

By: BARBARA J. DARLING
Its: Senior Manager, VA REO
OCWEN Federal Bank, FSB
Pursuant to a delegation of authority
Contained in 38 C.F.R. § 36.4342 (f)



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#151

JAN 11 2005

Amount Paid to
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Florida)

) ss.

COUNTY OF Orange)

BARBARA J. DARLING
Senior Manager, VA REO

On this date, before me personally appeared

Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida, aforesaid, this 20th day of December 2004.



Karrie DiVittorio
My Commission DD318918
Expires May 12, 2008

Karrie DiVittorio

Notary Public:

SUBJECT TO

- A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Gages Slough

- B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Gages Circle
Recorded: February 13, 2001
Auditor's No.: 20010213001

Said matters include, but are not limited to the following:

Easements for ingress, egress and utilities easement areas Sidewalk easements Turnaround easement(s)

- C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 31, 2000
Recorded: November 14, 2000
Auditor's No.: 200011140036
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

- D. Utilities Easement as contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the Plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."



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