

AFTER RECORDING MAIL TO:

Jerry Hayes and Shirley Hayes  
28703 Minkler Rd  
Sedro Wooley, WA 98284



200504110151  
Skagit County Auditor

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**BARGAIN AND SALE DEED**

FIRST AMERICAN TITLE CO.  
83045

Escrow No. 25997

Title Order No.

Legal Description (abbreviated): Section 14, Township 35, Range 5;  
ptn. N 1/2 - NE

THE GRANTOR(S), JPMorgan Chase Bank as Trustee, for and in consideration of Eighty Two Thousand Five Hundred DOLLARS (\$82,500.00), in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm(s) to Jerry Hayes and Shirley Hayes, husband and wife the following described real estate, situated in the county of , State of Washington:

See Attached

Assessor's Property Tax Parcel/Account Number(s): 350514-0-005-0102

Subject to:

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: March 31st, 2005

JPMorgan Chase Bank as Trustee

1665  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

BY: [Signature]

APR 11 2005

STATE OF CA  
COUNTY OF San Diego ss.

Amount Paid \$ 1486.30  
By [Signature] Skagit Co. Treasurer  
Deputy



I certify that I know or have satisfactory evidence that LINA KALANBAY

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 31st, 2005

[Signature]  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**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:

That portion of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , Section 14, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at a point on the North line of the right-of-way of Puget Sound and Baker River Railroad, 1010.2 feet East of the centerline of said Section 14, running thence Easterly along said North line, 330 feet; thence North  $9^{\circ}40'$  East, 153.2 feet; thence North  $72^{\circ}26'$  West, 350 feet; thence South to the point of beginning; EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway No. 17-A, by deed dated February 6, 1948 and recorded under Auditor's File No. 415709.



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