

AFTER RECORDING MAIL TO:

Sean Ganga
3420 SE Camano Dr.
Camano Island, WA 98282



200505190058

Skagit County Auditor

5/19/2005 Page

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Filed for Record at Request of:
First American Title Insurance Company



*First American Title
Insurance Company*

BARGAIN AND SALE DEED

File No: **4251-571050 (MLP)**

Date: **May 03, 2005**

Grantor(s): **JPMorgan Chase Bank, as Trustee**

Grantee(s): **Sean Ganga**

Abbreviated Legal: **SECTION 17, TOWNSHIP 35, RANGE 6, PTN. SW-NE**

Additional Legal on page:

Assessor's Tax Parcel No(s): **350617-0-132-0005 P41466**

FIRST AMERICAN TITLE CO.

84433

THE GRANTOR(S), JPMorgan Chase Bank, as Trustee under the Pooling and Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2003-CB6., for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to Sean Ganga, a single man, the following described real estate, situated in the County of Skagit, State of Washington.

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 195 FEET NORTH OF AND 194 FEET EAST OF THE NORTHEAST CORNER OF BLOCK "E". "THE TOWN OF LYMAN, W.T.", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST 136 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO PETER W. TRUAMAN BY DEED DATED JANUARY 16, 1902, AND RECORDED FEBRUARY 6, 1902 IN VOLUME 44 OF DEEDS, PAGE 295, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SAID TRUAMAN TRACT 125 FEET; THENCE WEST 136 FEET, MORE OR LESS, TO A POINT 125 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 125 FEET TO THE POINT OF BEGINNING.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

