

AFTER RECORDING MAIL TO:

Brian Fraga and Krista Fraga
45159 Cedar St
Concrete, WA 98237



200510050104
Skagit County Auditor

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FIRST AMERICAN TITLE CO.
83718-1

BARGAIN AND SALE DEED

Escrow No. 26533

Title Order No.

Legal Description (abbreviated):

THE GRANTOR(S), Bank One National Association fka The First National Bank of Chicago, as Trustee, for and in consideration of DOLLARS (\$), in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm(s) to Brian Fraga and Krista Fraga, husband and wife the following described real estate, situated in the county of , State of Washington:

Lots 11 and 12, Block 7, PLAT OF GRASSMERE, according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 3 of Plats, page 67
Assessor's Property Tax Parcel/Account Number(s): P70953 /4065-007-012-0005

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: July 27, 2005

Bank One National Association fka The First National Bank of Chicago, as Trustee

BY: Sharmel Dawson-Tyau

STATE OF CALIFORNIA

COUNTY OF San Diego) ss.

I certify that I know or have satisfactory evidence that Sharmel Dawson-Tyau

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 Vice-President of Bank One National Association to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 27, 2005



Notary Public in and for the State of _____
residing at _____
My Commission Expires: _____

5562
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 05 2005

Amount Paid \$ 2472.08
Skagit County Treasurer
By: [Signature] Deputy

LPB-15