

AFTER RECORDING MAIL TO:

Brian McDermott
5704 234th Street SW
Mountlake Terrace, WA 98043



200511090086
Skagit County Auditor

11/9/2005 Page 1 of 2 3:25PM

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



FIRST AMERICAN TITLE CO.

85693

First American Title
Insurance Company

BARGAIN AND SALE DEED

File No: **4222-640762 (KS)**

Date: **November 02, 2005**

Grantor(s): **Lexie Lamborn**

Grantee(s): **Brian McDermott**

Abbreviated Legal: **Lots 12,15,16,17 and 18, Block E, "Cape Horn on the Skagit, Division No. 1"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P63047 P63045 P63044 P63041**

THE GRANTOR(S), Lexie Lamborn as guardian for the estate of Isabel C. Scalf, an incapacitated person, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to Brian McDermott, an unmarried man, the following described real estate, situated in the County of Skagit, State of Washington.

Lots 12,15,16,17 and 18, Block E, "Cape Horn on the Skagit, Division No. 1", as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

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.

The Grantor, 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 and not otherwise, he/she/they will forever warrant and defend the said described property.

APN: P63047

Bargain and Sale Deed
- continued

File No.: 4222-640762 (KS)
Date: 11/02/2005


Lexie Lamborn

STATE OF Washington)

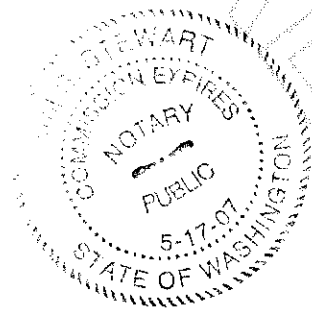
COUNTY OF ~~Skagit~~ Snohomish)
R.S.

I certify that I know or have satisfactory evidence that **Lexie Lamborn**, is are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-3-05




Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 5-17-07



#6292
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 09 2005

Amount Paid \$ 218⁰⁰
Skagit Co. Treasurer
By  Deputy



200511090086
Skagit County Auditor