

AFTER RECORDING MAIL TO:



200602100091

Skagit County Auditor

2/10/2006 Page

1 of

2 1:31PM

Name Anne A Cone

Address 2011 South 19th St

City, State, Zip Mount Vernon, WA 98274

Filed for Record at Request of:

BARGAIN AND SALE DEED

THE GRANTOR(S) Irwin Union Bank and Trust Company for and in consideration of Ten Dollars (\$10.00), And other valuable consideration in hand paid, bargains, sells, and conveys to Anne A. Cone, an unmarried woman the following described estate, situated in the County of Skagit, State of Washington:

Section 29, Township 34, Range 4; Pin. NE SE (aka Lot 3, Short Plat No. MV-11-81) - see attached legal description

FIRST AMERICAN TITLE CO.

87214

Assessor's Property Tax Parcel/Account Number: 340429-0-002-0209(P28070)

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: February 2, 2006

By [Signature] By _____

Barbara C. Fagundes, Manager-Asset Resolution-Home Equity Lending

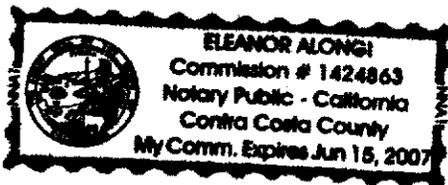
By _____ By _____

STATE OF California)
COUNTY OF Contra Costa)-ss

I certify that I know or have satisfactory evidence that (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/she/they) (is/are) authorized to execute the instrument and acknowledged it as the manager- Asset Res. of Irwin Union Bank to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/10/06

Eleanor Alongi
Notary Public in and for the state of California
My appointment expires: 6-15-07



Order No: 87216

Schedule "C"
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:

PARCEL "A"

Tract 3 of Mount Vernon Short Plat No. MV-11-81, approved August 4, 1981, and recorded August 11, 1981, in Volume 5 of Short Plats, page 111, under Auditor's File No. 8108110049, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M.

PARCEL "B"

A non-exclusive easement for pedestrian and vehicular access and for utilities over, under and across the Easterly most 120 feet of Tract 2 of Mount Vernon Short Plat No. MV-11-81, approved August 4, 1981, and recorded August 11, 1981, in Volume 5 of Short Plats, page 111, under Auditor's File No. 8108110049, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East W.M.

INITIALS
[Handwritten signature]

657
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 10 2006

Amount Paid \$ 3778.60
Skagit County Treasurer
By: *mjm* Deputy



200602100091
Skagit County Auditor