

AFTER RECORDING MAIL TO:

Manuel G. Canales and Michelle R. Canales
8392 Robinson Rd
Sedro Woolley, WA 98284



200702220116
Skagit County Auditor

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FIRST AMERICAN TITLE CO.
BARGAIN AND SALE DEED 88809-2

Escrow No. 27577
Title Order No. 88809

Legal Description (abbreviated): Ptn of Gov. Lot 2 & 3, Section 18,
T-35N, R-6EWM

THE GRANTOR(S), HSBC, a Corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm(s) to Manuel G. Canales and Michelle R. Canales, husband and wife*the following described real estate, situated in the county of Skagit, State of Washington:

*and Mannie E. Canales, an single person

See Attached Schedule "A" Page 3

Assessor's Property Tax Parcel/Account Number(s): 350618-0-040-0005 & 350618-0-007-0105

Subject to: Taxes for the year 2007 and any further taxes or assessments levied against the property after the recording date of the Deed AND (see attached)

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 14, 2007

HSBC, a Corporation

Richard Alexander, AVP

STATE OF California
COUNTY OF San Diego) ss.

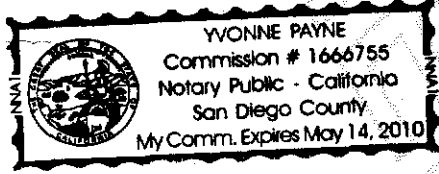
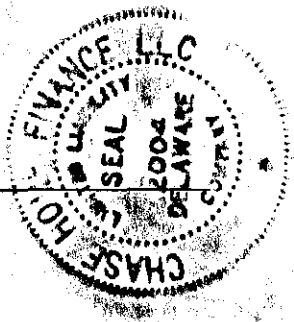
I certify that I know or have satisfactory evidence that

Richard Alexander
(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 Assistant Vice President of HSBC, a Corp - Chase Home Finance to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 8, 2007

Yvonne Payne

Notary Public in and for the State of California
residing at San Diego
My Commission Expires: 5-14-2010



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
786
FEB 22 2007

Amount Paid \$ 3743.00
By

Attachment to Bargain and Sale Deed

SUBJECT TO DEFECTS, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereof covered by this commitment, as shown on Schedule B of that certain Title Commitment prepared by First American Title under Order No. 88809.



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Order No: 88809

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":

That portion of Government Lot 3, Section 18, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the North line of Government Lot 3 where the said North line of said lot intersects the County road right of way; thence West along the North line of said Government Lot 3, a distance of 100 feet; thence South on a line parallel with the West line of Government Lot 3, a distance of approximately 303 feet to where said line intersects the Westerly line of said County road; thence in a Northeasterly direction along the Westerly line of said County road a distance of 226.27 feet, more or less, to an angle point along said Westerly line; thence North along the Westerly edge of the County road, a distance of 100 feet, more or less, to the point of beginning.

Parcel "B":

That portion of Government Lot 2 of Section 18, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the point of intersection of the South line of said Lot 2 and the West line of the County road right of way; thence West along the South line of said Lot 2, 100 feet; thence North parallel with the East line of said Lot 2, 25 feet; thence East parallel with the South line of said Lot 2, 100 feet, more or less, to the West line of the County road; thence South along said West line to the point of beginning.



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