

When recorded return to:

Mr. and Mrs. Jeff Kinney  
44065 Eagle Rock Lane  
Concrete, WA 98237

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 94833



200806040076  
Skagit County Auditor

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### BARGAIN AND SALE DEED

**THE GRANTORS James Cook and Terri Cook, husband and wife** for and in consideration of **NINETY THOUSAND AND NO/100 Dollars \$ 90,000.00**, in hand paid, bargains, sells, and conveys to **Jeffery Kinney and Marcie Kinney, husband and wife** the following described estate, situated in the County of Skagit, State of Washington: **94833-81**  
**GUARDIAN NORTHWEST TITLE CO.**

Lot 3 as delineated on Short Plat No. 91-104 as approved on October 6, 1994 and recorded on October 12, 1994 under Auditor's File No. 9410120004, TOGETHER WITH that portion of Lot 4 of said Short Plat described as follows:

Beginning at a point on the North line of said Lot 4, which lies 497.93 feet from the intersection of said North line with the East line of Logsdon Lane; thence North 63°08'51" East, a distance of 100.29 feet; thence North 52°23'09" East, a distance of 75.00 feet; thence North 10°38'08" East, a distance of 28.12 feet to the North line of said Lot 4; thence South 52°23'09" West along said North line, a distance of 194.51 feet to the point of beginning.

EXCEPT that portion of Lot 3 of said Short Plat described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, which lies 692.44 feet from the intersection of said Southeasterly line with the East line of Logsdon Lane; thence North 10°38'08" East, a distance of 57.47 feet; thence North 64°07'51" East, a distance of 188.00 feet to the Southeasterly line of said Lot 3; thence South 52°23'09" West along said Southeasterly line, a distance of 226.94 feet to the point of beginning.

AND EXCEPT Short Plat No. 99-0017 as approved on March 2, 2001 and recorded on March 12, 2001 under Auditor's File No. 200103120137 and EXCEPT Mobile Home.

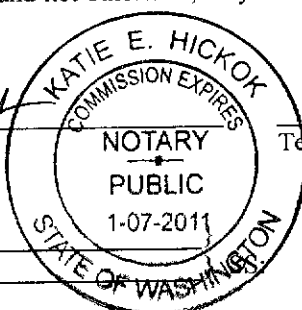
TOGETHER WITH an easement for ingress, egress and utilities as recorded on December 16, 1999 under Auditor's File No. 199912160091.

Tax Parcel Number(s): **P108824, 350809-4-003-0300**

The Grantors for themselves and for their successors in interest do 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 hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated: 6-2-08

James A. Cook  
James A. Cook



Terri E. Cook 1835  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

STATE OF Washington  
COUNTY OF Skagit

JUN 04 2008

I certify that I know or have satisfactory evidence that James A. Cook and Terri E. Cook, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-2-08

Katie E. Hickok

Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2011

Amount Paid 1607.00  
Skagit Co. Treasurer  
Deputy man