

AFTER RECORDING MAIL TO:

Charles Hornbeck and Melissa Hornbeck
437 Jameson Street
Sedro Woolley, WA 98284



200901280170

Skagit County Auditor

1/28/2009 Page 1 of 2 3:23PM

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

45787-1

File No: **4201-1256579 (RAO)**

Date: **January 7, 2008**

Grantor(s): **Suntrust Mortgage, Inc.**

Grantee(s): **Charles Hornbeck and Melissa Hornbeck**

Abbreviated Legal: **Lot 9 and Lot 10, Block 14, "PLAT OF THE TOWN OF SEDRO"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **4149-014-010-0003(P75443)**

THE GRANTOR(S), Suntrust Mortgage, Inc., for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to **Charles Hornbeck and Melissa Hornbeck**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 9, EXCEPT the West 15 feet thereof, and all of Lot 10, Block 14, "PLAT IF THE TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, 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:

Bargain and Sale Deed
- continued

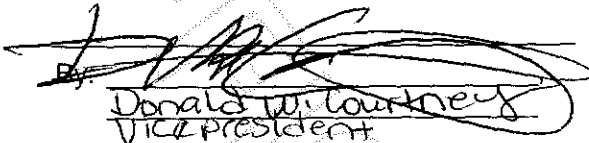
File No.: 4201-1256579 (RAO)
Date: 12/29/2008

Suntrust Mortgage, Inc.

240
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2009

Amount Paid \$ 4,900.00
By Skagit Co. Treasurer Deputy


Donald W. Courtney
Vice President

STATE OF Virginia)
City)-ss 54-0259290
COUNTY OF Richmond)

I certify that I know or have satisfactory evidence that Donald W. Courtney
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 Vice President of **Suntrust
Mortgage, Inc.** to be the free and voluntary act of such party(ies) for the uses and purposes
mentioned in this instrument.

Dated: January 7, 2009

Aubrey S. Desportes Jr.

Notary Public in and for the State of Virginia
Residing at: Richmond, VA
My appointment expires: July 31, 2012

