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Skagit County Auditor
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Once Recorded, Return To:
Katz, Look & Moison, P.C.
Attn: Brian Onorato
1120 Lincoln Street, Suite 1100
Denver, Colorado 80203

BARGAIN AND SALE DEED

THIS DEED, made Jan. 16, 2009, between CHARLES P. NELSON and PATRICIA NELSON, grantors, County of Douglas, State of Colorado, and CHARLES P. NELSON and PATRICIA M. NELSON, Trustees of THE CHARLES P. AND PATRICIA M. NELSON TRUST dated January 5, 2009, whose legal address is 7827 Buffalo Trail, Castle Rock, Colorado 80108, grantee.

For and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is acknowledged, grantors sell and convey unto the grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the grantors have in and to the real property, together with improvements, if any, in the County of Skagit and State of Washington, described as follows:

Lot 9, "PLAT OF SUNSET COVE ESTATES", according to the plat thereof recorded November 29, 2000, under Auditor's File No. 200011290070, records of Skagit County, Washington,

Assessor's Property Tax Parcel Number: P117670

Also known by street and number as 2403 Washington Court, Anacortes, Washington 98221,

TO HAVE AND TO HOLD together with any and all appurtenances and privileges, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use and benefit of the grantee, its successors and assigns forever.

The grantors have executed this deed on the date set forth above.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
573
MAR 03 2009
Amount Paid $ -0-
Skagit Co. Treasurer
By Deputy

By: _____
CHARLES P. NELSON

By: _____
PATRICIA NELSON

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on JANUARY 16, 2009 by CHARLES P. NELSON and PATRICIA NELSON.

Witness my hand and official seal. My Commission Expires 10/31/2009

My commission expires: _____.

_____
Notary Public

Address: 6990 DORADO COURT
LITTLETON CO 80130

UNOFFICIAL DOCUMENT