

WHEN RECORDED RETURN TO
Post Sale Dept.
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997



200903230119
Skagit County Auditor

3/23/2009 Page 1 of 2 11:25AM

GUARDIAN NORTHWEST TITLE CO.
95837

SPECIAL WARRANTY DEED

Our File No: 7023.18735/BATES, RICKEY E.
0046822359

THIS INDENTURE made this 19th day of March, 2009, between Wells Fargo Bank, N.A. a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, located at Ft. Mill, hereinafter Grantor, and THE SECRETARY OF VETERAN AFFAIRS, an officer of the United States of America, his successors or assigns, as such, GRANTEE:

WITNESSETH, that GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) paid by GRANTEE, the receipt whereof is acknowledged, and other valuable consideration, hereby grants, and conveys unto GRANTEE, and to their successors and assigns, forever, but without recourse, representation of warranty (statutory or otherwise), except as expressed herein, all of its right, title and interest in and to that certain tract or parcel of land described as follows, to wit:

Tax Parcel No.: P71253

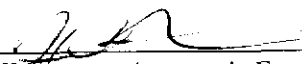
Parcel "A": Lots 6 and 7, Block 5, "BOW", according to the plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington. Parcel "B": The portion of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows: All that portion of the Benj. Thomas Tract as shown on the Plat of "BOW", according to the plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington, lying North of Bow Street as shown by said Plat, EXCEPT that portion lying Easterly of the West line of Lot 5 in Block 5 of said plat of "BOW" extended Southerly to the North line of Bow Street.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demands whatsoever, of the said GRANTOR, either in law or equity, or, in and to the above-bargained premises, with the said hereditaments and appurtenances; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said Grantee, their successors and assigns forever.

And GRANTOR, for itself and its successors does covenant, promise and agree, to and with the said GRANTEE their successors and assigns, that GRANTOR has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it will warrant and forever defend.

Effective this 19th day of March, 2009. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

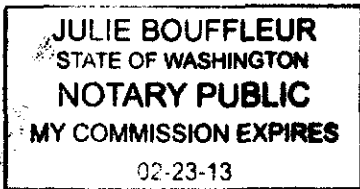
Wells Fargo Bank, N.A.

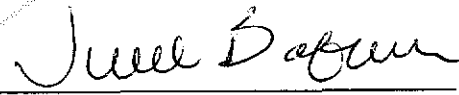

By: Jeff Stenman, Attorney in Fact by Power of Attorney
Recorded 6/17/2004 in Skagit County, #200406170099

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JEFF STENMAN is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Atty-in-Fact of Wells Fargo Bank, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

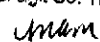
Dated: 3/19/2009




NOTARY PUBLIC in and for the State of
Washington
Residing at Seattle
My commission expires: ~~2-23-2009~~ 2-23-2013

1790
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2009

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



200903230119
Skagit County Auditor

3/23/2009 Page

2 of

2 11:25AM