

AFTER RECORDING MAIL TO:

Franklin W. Batchelor, III and Tammy Jean Batchelor
25097 Minkler Road
Sedro Woolley, WA 98284



200904210004

Skagit County Auditor

4/21/2009 Page 1 of 2 9:17AM

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

96407

BARGAIN AND SALE DEED

File No: **4251-1343312 (MLP)**

Date: **April 14, 2009**

Grantor(s): **CitiMortgage, Inc.**

Grantee(s): **Franklin W. Batchelor, III and Tammy Jean Batchelor**

Abbreviated Legal: **PTN. LOT 14, "CHASE ACREAGE"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P64389**

THE GRANTOR(S), CitiMortgage, Inc., for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to **Franklin W. Batchelor, III and Tammy Jean Batchelor, husband and wife**, 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:

THAT PORTION OF LOT 14, "CHASE ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 14, 45.06 FEET NORTH 53° 29' EAST FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 53° 29' EAST ALONG THE SOUTH LINE OF SAID LOT 164 FEET; THENCE NORTH 40° 11' WEST 107.3 FEET; THENCE SOUTH 66° 27' WEST 99 FEET, MORE OR LESS, TO THE WEST LINE OF THE LAND CONVEYED TO LEROY E. HILDE AND WIFE, LOUISE HILDE, BY DEED DATED SEPTEMBER 7, 1943 AND RECORDED SEPTEMBER 13, 1943, IN VOLUME 179 OF DEEDS, PAGE 508, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHEASTERLY ALONG THE LINE OF HILDE LAND TO THE POINT OF BEGINNING.

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1091

APR 21 2009

LPB 15-05

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Amount Paid \$ **2139.22**
Skagit Co. Treasurer
By *Alam* Deputy

