



200907170147

Skagit County Auditor

7/17/2009 Page 1 of 3 3:59PM

Return Address:

Name MIGUEL & MARTA MARTINEZ
Address 1007 BENNETT STREET
City, State, Zip SEDRO WOOLLEY WA 98284

612863 326605482

BARGAIN AND SALE DEED

Tax Parcel No. 4150-070-007 P76078

THE GRANTOR Wachovia Bank of Delaware, National Association (hereinafter referred to as the Grantor), for and in consideration of the sum of One hundred Fifty Thousand five hundred Dollars (\$150,500.00), in hand paid, bargains, sells and conveys to:

Miguel Angel Martínez and Marta Martinez, husband and wife
a a

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in the County of Skagit, State of Washington:

The East Half of Lot 5 and all of Lots 6 and 7, Block 70, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded SKAGIT COUNTY WASHINGTON Volume 3 of Plats, page 29, records of Skagit County, Washington. REAL ESTATE EXCISE TAX

Situated in Skagit County, Washington

Assessor's Tax Parcel ID # 4150-070-007-0006

2436
JUL 17 2009

Amount Paid \$ 2683.90
Skagit Co. Treasurer
By Deputy

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title herein shall apply.

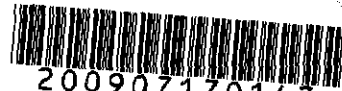
- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

State of California }
County of Sacramento } ss.

On June 2, 2009, before me, J.Gualano, Notary Public, personally appeared Noriko Colston who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature



200907170147
Skagit County Auditor