

When recorded return to:

Mr. and Mrs. Eduard Ostapchuk
9455 Chuckanut Drive
Burlington, WA 98233

Recorded at the request of:

File Number: 97988



200909280070

Skagit County Auditor

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3 11:41AM

BARGAIN AND SALE DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Wachovia Mortgage FSB fka World Savings Bank or and in consideration of ONE HUNDRED NINETY SIX THOUSAND FIVE HUNDRED AND NO/100 Dollars \$196,500.00, in hand paid, bargains, sells, and conveys to Eduard Ostapchuk and Anna Ostapchuk, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

97988-1

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said tract, 300 feet North of its Southeast corner; thence Southwesterly in a straight line, which if extended would intersect the South line of said tract, 300 feet West of its Southeast corner, to the Easterly line of the state highway; thence Northwesterly along said highway line to a point 137 feet Northwesterly (measured at right angles) from the last described line; thence Northeasterly parallel with said line to the East line of said Tract 13; thence South to the point of beginning.

EXCEPT the Southeasterly 30 feet;

ALSO, that portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13, which point bears North 03°22'50" West, a distance of 33.11 feet from the Southeast corner of the Northwest ¼ of Section 24, Township 35 North, Range 3 East, W.M.; thence North 03°22'50" West along the East line of said Tract 13 a distance of 340.83 feet to the Northeast corner of that certain parcel of land conveyed to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington; thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the true point of beginning; thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive; thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet; thence North 45°57'18" East a distance of 156.03 feet; thence North 41°51'03" West a distance of 6.96 feet to the true point of beginning.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Tax Parcel Number(s): P68642, 3989-001-013-0309

Dated: 9/21/09

Wachovia Mortgage FSB

By: David M. Smith, Authorized Agent

By: Kelly Myers, Authorized Agent

Kelly Myers, Real Estate Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2945
SEP 28 2009

Amount Paid \$ 3502.70
Skagit County Treasurer

LPB 15-05(1-1)

STATE OF: CALIFORNIA

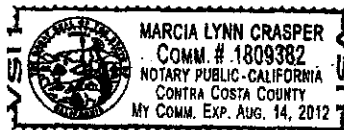
County Of: ALAMEDA

SS:

I certify that I know or have satisfactory evidence that DAVID SMITH & KELLY MYERS signed this instrument, on oath stated that THEY is/are
Authorized to execute the instrument and acknowledged it as the RED SALES REPS.
of WACHOVIA MORTGAGE FSB to be the free and voluntary
act of such party for the uses and purposes mentioned in this instrument.

Dated: September 21, 2009

Marcia Lynn Crasper
Notary Public in and for the State of: CA
Residing at: 633 WILLOW CT., BRENTWOOD
My appointment expires: 8-14-12



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Exhibit A

EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 31, 2002
Auditor's No.: 200212310039
Regarding: Development Activities On or Adjacent to Designated
Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 26, 2003
Auditor's No.: 200308260205



200909280070

Skagit County Auditor