



200912280204

Skagit County Auditor

12/28/2009 Page 1 of 2 10:48AM

AFTER RECORDING MAIL TO:

Phillip J. Simpson, Jr. and Joann M. Simpson  
1285 Arrezo Drive  
Sedro Woolley, WA 98284

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

48703-1

### BARGAIN AND SALE DEED

File No: **4291-1498758 (NLS)**

Date: **November 18, 2009**

Grantor(s): **Secretary of Veterans Affairs**

Grantee(s): **Phillip J. Simpson and Joann M. Simpson**

Abbreviated Legal: **Lot 29, "Sauk Mountain View Estates-South, a Planned Residential Development"**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **P120690, 4819-000-029-0000**

**THE GRANTOR(S), This Indenture, made on the 18th day of November , 2009 by and between the Secretary of Veteran Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, conveys to Phillip J. Simpson, and Joann M. Simpson, husband and wife, the following described real estate, situated in the County of King, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of King, State of Washington, described as follows:

**Lot 29, "Sauk Mountain View Estates-South, a Planned Residential Development", according to the plat thereof recorded June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington**

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

3948

DEC 28 2009

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Secretary of Veterans Affairs, An officer of the United States of America

By: Sandra Colgrove

Its: Sandra Colgrove/ Assistant Secretary

Countrywide Pursuant to a delegation of authority  
contained in 38 C.F.R. § 36.4342(f)

STATE OF TEXAS  
COLLIN        COUNTY

On this date, before me personally appeared Sandra Colgrove/ Assistant Secretary  
pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be  
the person who executed the foregoing instrument on behalf of the Secretary of Veterans  
Affairs, and acknowledged that he executed the same as the free act and deed of said  
Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of  
Texas aforesaid, this 18th day of November, 2009.

Notary Public Judith L. Casey

My term expires:                                 

