



200202140128

Skagit County Auditor

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RETURN TO:

Patrick M. Hayden
Sedro-Woolley City Attorney
720 Murdock Street
Sedro-Woolley, WA 98284

FIRST AMERICAN TITLE CO.

66329-1

DOCUMENT TITLE(S) (or transactions contained herein):

Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Skagit State Bank

2.

ORIGINAL

GRANTEE(S) (Last name, first name and initials):

1. Town of Concrete

2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Tracts 41, 42, and 43, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE" as per plat recorded in Volume 15 of Plats, pages 163, 164, 165 and 166, records Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: R104886, R104887, R104888

SPECIAL WARRANTY DEED

THE GRANTOR, **Skagit State Bank, a Washington corporation**, for and in consideration of \$60,000.00 and other valuable consideration in hand paid, grant, bargain, convey and conform to the **Town of Concrete, a Washington municipal corporation**, the following described real estate, situated in the County of Skagit, State of Washington:

Tracts 41, 42, and 43, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE" as per plat recorded in Volume 15 of Plats, pages 163, 164, 165 and 166, records Skagit County, Washington.

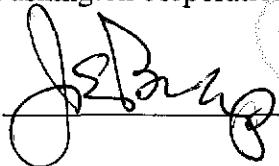

Situate in the County of Skagit, State of Washington.

The Grantor expressly warrants title to be free and clear of the following liens and encumbrances: a) that Deed of Trust between Self-Help Housing, a non-profit Washington corporation as Grantor, Skagit State Bank as Beneficiary, and First American Title Company of Skagit County as Trustee, in the amount of \$106,681.46, plus interest, dated April 29, 1996 and recorded May 7, 1996 in Skagit County Auditor's File No. 9605070025; and b) an unrecorded UCC Financing Statement filed October 19, 1999 with Washington State Department of Licensing No. 1997-292-0262, as disclosed by that instrument recorded under Skagit County Auditor's File No. 200103200032.

The Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he will forever warrant and defend the said described real estate.

DATED this 12 day of February, 2002.

SKAGIT STATE BANK
A Washington corporation

By:  

By: _____



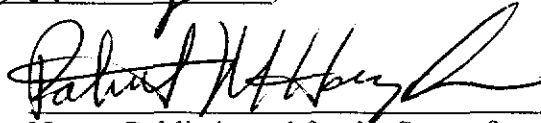
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Skagit County Auditor

State of Washington)
) ss
County of Skagit)

On the date set forth below, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

JE Bishop and _____ to me known to be the CO-CEO and _____ of Skagit State Bank, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

DATED this 12 day of February, 2002.



Notary Public in and for the State of Washington, residing at: Sedro-Walley

My Commission Expires: 10-1-04

Print Name: Patricia McFadden



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SKAGIT COUNTY WIDE
Real Estate Excise Tax
P.O.

FEB 14 2002

Patricia McFadden
Skagit County Treasurer
By: mem



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Skagit County Auditor

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