

AFTER RECORDING MAIL TO:
Christopher Freitas
17009 62nd Ave. NE
Arlington, WA 98223



200306110140
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 13832-PE1

DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT

Grantor(s): Shea Michael Breneman

Grantee(s): Christopher Freitas

Abbreviated Legal:

Ptn. Lot 7, REPLAT OF FIRST ADD. BIG LAKE WATER FRONT TRACTS, Vol. 11, pg.3

THE GRANTOR(S) Shea Michael Breneman, a single man now and at all times since March 26, 2002, for value received do(es) hereby convey and quit claim to Christopher Freitas, a married man as his separate property, the Grantee(s), the following described real estate, situated in Skagit County, State of Washington, including any interest therein which grantor may hereafter acquire:

Lot 7, REPLAT OF FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, Lots 122 to 127, according to the plat thereof recorded in Volume 11 of Plats, page 3, records of Skagit County, Washington;

EXCEPT the West 330 feet as measured along the South line and measured parallel with the water line;

ALSO EXCEPT a strip of land 60 feet wide, the centerline of which is an existing road on or near the Southeast corner of said Lot 7 and extending from the county road to the North line of the Northeast Quarter of the Southwest Quarter of Section 7, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number: **4222-000-007-0007/P78692**

and do(es) hereby assign, transfer and set over to the grantee that certain real estate contract dated the 9th day of October, 1992, between Thomas G. Goetz and assigned to George Van Sweden and Chris Van Sweden as seller and Michael T. Breneman and Nancy Breneman and assigned to Shea Michael Breneman as purchaser for the sale and purchase of the above described real estate.

The purchase price is Thirty Five Thousand no/100 (\$35,000.00) Dollars, of which Five Thousand (\$5,000.00) Dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

Eighteen Thousand Three Hundred and no/100 (\$18,300.00) Dollars through the Sellers' Real Estate Contract with Van Sweden herein above referred to, leaving a balance of Eleven Thousand Seven Hundred and no/100 (\$11,700.00) Dollars. The interest rate on the entire balance of Thirty Thousand and no/100 (\$30,000.00) Dollars shall be 8.00% per annum with payment of Four Hundred and no/100 (\$400.00) Dollars, or more due on or before the 15th day of July, 2003, and the 15th day of each then succeeding calendar month until July 1st, 2004 when the remaining principal and any accrued interest will be paid in full.

All monthly payments shall first be applied to the underlying contract which has an interest rate of 12.00% per annum. Shea Michael Breneman shall receive no payments until the Real Estate Contract is paid in full, at which time he shall receive the remaining principal and interest due after payment in full of the Real Estate Contract to Van Swedens.

In the event the loan is not paid in full by July 1st 2004, the interest rate shall be increased to 15% on the remaining balance. A late fee of \$100.00 will be assessed for any payments received more than 7 days after due date.

OTS (CF) [Signature] 9/13

All payments to be made hereunder shall be made a Skagit State Bank. The set up fee for this collection account shall be paid by Breneman and Frietas equally, with any monthly costs being paid by Frietas.

Purchaser agrees to assume and pay according to the terms contained therein, that certain LUD Assessment No. 16, recorded October 14, 1994 and recorded under Auditor's File No. 9410140045.

Dated: June 5, 2003 X Shea Michael Breneman

Shea Michael Breneman
Shea Michael Breneman

Christopher Freitas
Christopher Freitas

George VanSweden
George VanSweden

Chris VanSweden
Chris VanSweden

State of Iowa }
County of Jackson } SS:

I certify that I know or have satisfactory evidence that Shea Michael Breneman the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-9-03

2834
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 11 2003

Amount Paid \$ 535.50
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
Notary Public in and for the State of Iowa
Residing at: 2065 Ripper Mountain Dr
My appointment expires: 7-31-04

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher Freitas, George VanSweden the person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 6, 2003



[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 12/31/2003

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