

First American Title of Skagit County



200402200065
Skagit County Auditor

2/20/2004 Page 1 of 1 9:38AM

AFTER RECORDING MAIL TO:

Name First American Title of Skagit County

Address 1301-B Riverside Drive, ESCROW DEPARTMENT

City, State, Zip Mount Vernon, WA 98273

Special Warranty Deed

FIRST AMERICAN TITLE CO.

80244-E-1

THE GRANTOR CENTEX HOME EQUITY COMPANY, LLC for and in consideration of Ninety-Four Thousand And 00/100 (\$94,000.00), in hand paid, grants, bargains, sells, conveys, and confirms to MICHAEL H. ZIEGLER and BRENDA M. ZIEGLER, Husband and Wife, the following described real estate, situated in the County of SKAGIT, State of Washington:

The East 45 feet of Lot 3, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; EXCEPT the South 230 feet thereof.

AND EXCEPT from the above described main tract that portion, if any, lying South of a line projected East from the South side of the existing power pole, as said pole was situated on May 2, 1956, on the West line of lot 3, approximately 103 feet South of the South line of Sharon Street and as referred to in instrument recorded May 7, 1976, under Auditor's File No. 536657.

ALSO an easement for road purposes, and for the installation and maintenance of sewer, water and other utility lines across the West 55 feet of the North 10 feet of the South 240 feet of said Lot 3, Block 130.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

Assessor's Property Tax Parcel Account Number(s): 4077-130-003-0101 P72160

The Grantor for themselves and for their successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes 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, they will forever warrant and defend the said described real estate.

Dated: February 17, 2004.

751
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

CENTEX HOME EQUITY COMPANY, LLC

FEB 20 2004

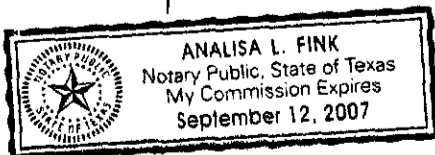
BY:

Amount Paid \$ 107320
Skagit County Treasurer
By: Deputy

STATE OF WASHINGTON }
COUNTY OF Dallas } ss

I certify that I know or have satisfactory evidence that Terrell S. Jones is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, and on oath stated that he/she/they is/are authorized to execute the instrument as the Asst. Vice President of CENTEX HOME EQUITY COMPANY, LLC, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 16, 2004



Analisa L. Fink
Notary Public in and for the State of Washington TXAS
Residing at Dallas County
My appointment expires: 9-12-07