



200505250045

Skagit County Auditor

5/25/2005 Page 1 of 2 10:10AM

AFTER RECORDING MAIL TO:

Travis Crabb and Esther Spence-Crabb  
4610 San Juan Ave  
Anacortes, WA 98211

FIRST AMERICAN TITLE CO.

A 84417

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



First American Title  
Insurance Company

**BARGAIN AND SALE DEED**

File No: **4251-557800 (MLP)**

Date: **May 17, 2005**

Grantor(s): **CitiFinancial Inc.**

Grantee(s): **Travis Crabb and Esther Spence-Crabb**

Abbreviated Legal: **Portion Lots 26-28, Block 1, "FIDALGO ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **3787-001-028-0207 P57185**

**THE GRANTOR(S), CitiFinancial Inc.,** for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to **Travis Crabb and Esther Spence-Crabb, husband and wife,** the following described real estate, situated in the County of **Skagit,** State of **Washington.**

**Lot 26, EXCEPT the West 7.5 feet thereof, all of Lot 27 and the West 1/2 of Lot 28, Block 1, "FIDALGO ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH", as per plat recorded in Volume 1 of Plats, page 28, 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.

The Grantor, for himself/herself/themselves and for his/her/their successors in interest do(es) 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 do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim, by, through or under said Grantor and not otherwise, he/she/they will forever warrant and defend the said described property.

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

LPB-15

MAY 25 2005

Amount Paid \$ **2883.00**  
By Skagit Co. Treasurer Deputy

APN: 3787-001-028-0207 P57185

Bargain and Sale Deed  
- continued

File No.: 4251-557800 (MLP)  
Date: 05/17/2005

CitiFinancial Inc.

*Kathryn Beithraume, V.P.*

By: Integrated Asset Services, Inc.,  
Attorney in Fact



STATE OF COLORADO )  
COUNTY OF DENVER )-SS

I certify that I know or have satisfactory evidence that <sup>VP</sup>~~Kathryn L. Beithraume~~, **Integrated Asset Services, Inc.**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Attorney in Fact** of **CitiFinancial Inc.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/18/05

*Glenn S. Hartley*  
GLENA S. HARTLEY  
Notary Public in and for the State of CO  
Residing at: DENVER  
My appointment expires: 8/29/07

GLENA HARTLEY  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 08/29/2007

