



200507290316
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name

Address: 1415 S. 6th St.

City, State, Zip: Mt. Vernon, WA 98273

Escrow Number: R05-00921A-PS

FIRST AMERICAN TITLE CO.
B 84870

Special Warranty Deed

THE GRANTOR(S) Wells Fargo Bank, N.A. for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Lindolfo Fragoso and Elizabeth Ramos, *husband and wife*

4123
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 29 2005

the following described real estate, situated in the County of Skagit, State of Washington

Amount Paid \$ 1,903.00
By *[Signature]* Skagit Co. Treasurer Deputy

Lot 18, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, Page 28, records of Skagit County, Washington.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit " A " attached hereto and by this reference is made a part hereof.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT " B " WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Assessor's Property Tax Parcel Account Number(s): 3743-000-018-0006 (P53734)

The Grantor(s) for itself and for its successors in interest do 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 do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated 06/23/05

Wells Fargo Bank, N.A.

BY: *[Signature]*
Melanie Bycroft
Vice President Loan Documentation



STATE OF Iowa
County of Polk } SS:

I certify that I know or have satisfactory evidence that Melanie Bycrest
is/are the person(s) who appeared before
me, and said person(s) acknowledged that He/She signed this instrument, on oath stated He/She
is/are authorized to execute the instrument and acknowledge it as the VP
of Wells Fargo Bank, N.A.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-23-05
Valeda K Houska



Notary Public in and for the State of Iowa
Residing at Polk County
My appointment expires: _____



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EXHIBIT "A"

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

Municipal assessments, if any, levied by the City of Mount Vernon.



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EXHIBIT " B "

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

+ Lindolfo Fragoso

+ Elaine Kuntz



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