

WHEN RECORDED RETURN TO:

Gordon L. West
45285 Main Street
Concrete, WA 98237



200511280233
Skagit County Auditor

11/28/2005 Page 1 of 3 3:32PM

Chicago Title Insurance Company

425 Commercial Street – Mount Vernon, Washington 98273

IC36484

DOCUMENT TITLE(s):

1. **SPECIAL WARRANTY DEED**

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page _____ of the document

GRANTOR(s):

1. **HSBC BANK (USA)**

Additional names on page _____ of the document

GRANTEE(s):

1. **GORDON L. WEST and ESTHER B. WEST, husband and wife**

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

Lot 35, PLAT OF LONESTAR'S ADDITION

Complete legal description is on page 3 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P104871

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WHEN RECORDED RETURN TO:

Esther B. West
Gordon L. West
45285 Main Street
Concrete, WA 98237

SPECIAL WARRANTY DEED

THE GRANTOR, HSBC BANK (USA)

For and in consideration of One Hundred thousand and no/100 Dollars
(\$100,000.00), in hand paid, grant, bargain, sell, convey and confirm

to Gordon L. West and Esther B. West, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Tax Account Number: P104870

DATED: November 17, 2005

By: [Signature] By: _____
HSBC BANK (USA)
Marla I. Ortega

Asst. Vice President (Area Below for Notary Seal)

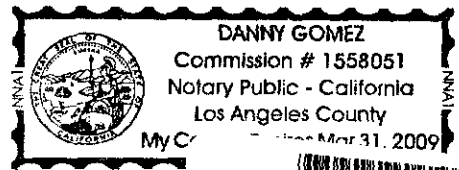
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 17 Day of November, 2005
Before me, Danny Gomez
The undersigned, a Notary Public in and for the State of California
Duly commissioned and sworn, personally appeared Marla I. Ortega

And Asst. Vice President
to the known to be the
President and _____ Secretary, respectfully of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ is authorized to execute the said instrument. Witness my hand and official seal affixed the day and year first written above.

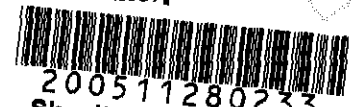
Signature: [Signature]
My Commission Expires: March 31, 2009



#66000
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 28 2005

Amount Paid \$ 1985.00
Skagit Co. Treasurer
By [Signature] Deputy



200511280233
Skagit County Auditor

Escrow No.: 00017999 KG
Title Order No.: IC36484

EXHIBIT "A"

Lot 35, Plat of Lonestar's Addition to the City of Concrete, according to the plat thereof, recorded in Volume 15 of Plats, page 163 through 166, records of Skagit County, Washington

UNOFFICIAL DOCUMENT

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Skagit County Auditor