

AFTER RECORDING MAIL TO:

Timothy U. Price and Janine M. Price
3705 N Woodland Dr
Mount Vernon, WA 98274



200904080018
Skagit County Auditor

4/8/2009 Page 1 of 3 9:42AM

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

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GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

96720-1

File No: **4251-1259536 (MLP)**

Date: **March 05, 2009**

Grantor(s): **GMAC Mortgage, LLC fka GMAC Mortgage**

Grantee(s): **Timothy U. Price and Janine M. Price**

Abbreviated Legal: **PTN OF LOT 55, "FOREST ESTATES, DIV. NO. 2"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P65472**

3915-000-055-0002

THE GRANTOR(S), GMAC Mortgage, LLC fka GMAC Mortgage Corporation, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to **Timothy U. Price and Janine M. Price, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

LOT 55, "FOREST ESTATES, PLAT NO. 2". ACCORDING TO THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON

EXCEPT:

THAT PORTION OF LOT 55 OF THE PLAT OF "FOREST ESTATES, PLAT NO. 2" AS RECORDED IN VOLUME 8 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

954
APR 08 2009

Amount Paid \$ 3075.50
Skagit Co. Treasurer
Deputy

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTH 1 DEGREES 06'30" WEST, ALONG THE WEST LINE THEREOF A DISTANCE OF 246.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 38' 54 " EAST A DISTANCE OF 181.43 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET THROUGH A DELTA OF 4 DEGREES 42' 34", AN ARC DISTANCE OF 44.39 FEET, TO THE EAST LINE OF SAID LOT 55; THENCE NORTH 1 DEGREES 06' 30" WEST ALONG SAID LINE A DISTANCE OF 60.23 FEET; THENCE WESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 4 DEGREES 14' 16" EAST, A DISTANCE OF 480.00 FEET, THROUGH A DELTA OF 4 DEGREES 06' 50" AN ARC DISTANCE OF 34.47 FEET; THENCE NORTH 81 DEGREES 38' 54" WEST, A DISTANCE OF 191.43 FEET TO THE WEST LINE OF SAID LOT 55; THENCE SOUTH 1 DEGREES 06' 30" EAST, A DISTANCE OF 60.83 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT:

THAT PORTION OF LOT 55 OF THE PLAT OF "FOREST ESTATES, PLAT NO 2", AS RECORDED IN VOLUME 8 OF PTALS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTH 1 DEGREE 06" 30" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 246.72 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL AS CONVEYED TO THE CITY OF MOUNT VERNON UNDER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 9201220104, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 81 DEGREES 38' 54" EAST, A DISTANCE OF 181.43 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET; THROUGH A DELTA OF 4 DEGREES 42.34", AN ARC DISTANCE OF 44.39 FEET TO THE EAST LINE OF SAID LOT 55; THENCE SOUTH 1 DEGREE 06"30" EAST, ALONG THE EAST LINE OF SAID LOT 55, A DISTANCE OF 212.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 55; THENCE SOUTH 89 DEGREES 04' 37" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING.

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.



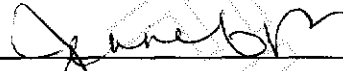
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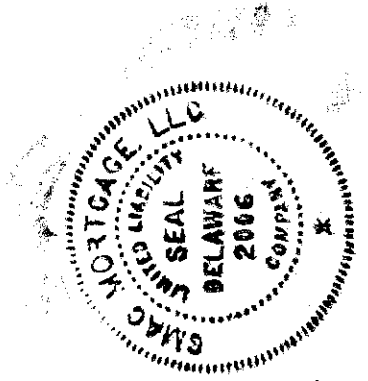
APN: P65472

Bargain and Sale Deed
- continued

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Date: 03/05/2009

GMAC Mortgage, LLC fka GMAC Mortgage Corporation

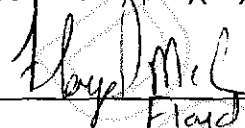

By: Jennifer Peters, LSO
Authorized Signer



STATE OF Texas)
COUNTY OF Dallas)-ss

I certify that I know or have satisfactory evidence that Jennifer Peters, 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 **Authorized Signer** of **GMAC Mortgage, LLC fka GMAC Mortgage Corporation** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 11th, 2009


Floyd McCain
Notary Public in and for the State of TX
Residing at: Dallas, TX
My appointment expires: 02/08/2012

