

When Recorded Return To:

Alan & Ellen Johnson
2863 Frankie Bob Road
Burlington WA 98233



200009220105

Skagit County Auditor

9/22/2000 Page 1 of 2 3:53:48PM

SPECIAL WARRANTY DEED FIRST AMERICAN TITLE CO.

61496-1

Grantor: Federal National Mortgage Association
Grantees: Alan Johnson and Ellen Johnson
Legal Description (abbreviated): Section 17, Township 36, Range 4; Ptn. SW 1/4 aka Tract "C" Short Plat #64-72
Assessor's Property Tax Parcel or Account Number: 360417-3-004-0013-R49338
Reference Numbers of Document Assigned or Released: None

THE GRANTOR **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a United States Corporation
for and in consideration of One Hundred Twenty Four Thousand Five Hundred Dollars, (\$124,500.00) in hand paid,
grants, bargains, sells, conveys and confirms to
Alan Johnson and Ellen Johnson, husband and wife,

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

PARCEL A:
That portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Section 17; thence South 89 degrees 05'13" East along the South line of said Section 17, a distance of 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Road; thence North 15 degrees 02'00" West along said Westerly margin, a distance of 804.10 feet; thence South 74 degrees 58'00" West at right angles to said Westerly margin, a distance of 617.93 feet to the West line of said Southwest 1/4 of Section 17; thence North 02 degrees 39'00" East along said West line of the Southwest 1/4, a distance of 250.00 feet to the true point of beginning; thence continue North 02 degrees 39'00" East along said West line, a distance of 204.82 feet; thence North 74 degrees 58'00" East, a distance of 200.00 feet; thence South 02 degrees 39'00" West, parallel with said West line of the Southwest 1/4, a distance of 204.82 feet to a point that is North 74 degrees 58'00" East from the true point of beginning; thence South 74 degrees 58'00" West, a distance of 200.00 feet to the true point of beginning.

(Also known as Tract "C" of that certain Short Plat No. 64-72, approved September 20, 1972.)

PARCEL B:
The West 1/2 (in area) of the following described tract; that portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows: Beginning at the Southwest corner of said Section 17; thence South 89 degrees 05'13" East along the South line of said Section 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Rd; thence North 05 degrees 02'00" West along said Westerly margin 804.10 feet; thence South 74 degrees 58'00" West at right angles to said Westerly margin 617.93 feet to the West line of said Southwest 1/4 of Section 17; thence North 2 degrees 39'00" East along said West line of the Southwest 1/4 250.00 feet; thence continue North 2 degrees 39'00" East along said West line 204.83 feet; thence North 74 degrees 58'00" East 200.00 feet to the true point of beginning; thence South 2 degrees 39'00" West parallel with said West line of the Southwest 1/4 102.41 feet; thence North 74 degrees 58'00" East 155.44 feet; thence Northwesterly to a point that is North 74 degrees 58'00" East 139.885 feet from the true point of beginning; thence South 74 degrees 58'00" West 139.885 feet to the true point of beginning.

(Also known as a portion of Tract "A" of that certain Short Plat No. 64-72, approved September 20, 1972.)

Situated in the State of Washington, County of Skagit.

SUBJECT TO Terms, covenants, conditions, notes and restrictions contained in said Short Plat.
SUBJECT TO Any questions which may arise regarding the fact that a survey of property adjacent to the North of the subject property reveals that a driveway encroaches onto said property adjacent to the North, Auditor's File No. 8510240014.

The Grantor 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 does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated this 14th day of September, 2000.

FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: TONYA S. WIMBERLY
Vice President

STATE OF TEXAS)
County of DALLAS) : ss

On this 15th day of September, 2000, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared TONYA S. WIMBERLY, to me known to be the Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is is authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



NOTARY PUBLIC in and for the State of Texas,
Printed Name Teresa M. Foley
My commission expires 6-25-02

37421
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 22 2000

Amount Paid \$ 0
By [Signature] Skagit Co. Treasurer Deputy



200009220105
Skagit County Auditor