



200103300187  
Skagit County Auditor

3/30/2001 Page 1 of 1 1:56:27PM

When Recorded Return To:

Robert C. Ward and Yvonne F. Ward  
~~11752 Martin Road~~ PO Box 1289  
~~Rockport, WA 98283~~ Fall City, Wa 98024

SPECIAL WARRANTY DEED

Grantor: Federal National Mortgage Association  
Grantees: Robert C. Ward and Yvonne F. Ward  
Legal Description (abbreviated): Section 36, Township 35, Range 9; Ptn. SW - SE  
Assessor's Property Tax Parcel or Account Number: 350936-4-004-0006 (R45065)  
Reference Numbers of Document Assigned or Released: None  
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FIRST AMERICAN TITLE CO.  
63362-1

THE GRANTOR FEDERAL NATIONAL MORTGAGE ASSOCIATION, a United States Corporation, for and in consideration of Eighty-Five Thousand Dollars (\$85,000.00) in hand paid, grants, bargains, sells, conveys and confirms to

Robert C. Ward and Yvonne F. Ward, husband and wife,

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

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 9 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF THE COUNTY ROAD, 229 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO CHARLES STROUD AND GRACE STROUD, HUSBAND AND WIFE, BY DEED DATED MARCH 4, 1952 AND RECORDED MARCH 27, 1952, AS AUDITOR'S FILE NO. 473252; THENCE SOUTH ALONG THE WEST LINE OF SAID STROUD TRACT, 100 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID COUNTY ROAD, 229 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

SUBJECT TO Manufactured Home Title Elimination recorded under Skagit County Auditor's Recording Number 9612170086, recites that a manufactured home is being affixed, or is affixed, to said premises.

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 28 day of march, 2001. 40127  
SKAGIT COUNTY WASHINGTON  
FEDERAL NATIONAL MORTGAGE ASSOCIATION Real Estate Excise Tax PAID

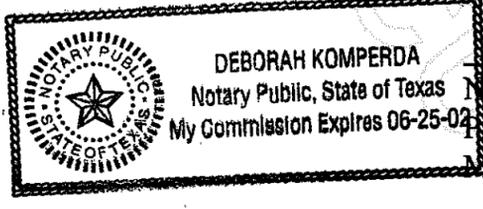
BY: Tony Fortner Vice-President (MAR 30 2001)



STATE OF TEXAS )  
County of Dallas ) : ss  
Amount Paid \$0  
Skagit County Treasurer  
By: mam Deputy

On this 28 day of march, 2001, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared Tony Fortner, 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 Tony Fortner is authorized to execute said instrument.

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



Deborah Komperda  
NOTARY PUBLIC in and for the State of Texas,  
Printed Name Deborah Komperda  
My commission expires 6-25-02