



200110310103

Skagit County Auditor

10/31/2001 Page 1 of 2 1:16:42PM

When Recorded Return To:

Kelly W. Grant
16260 State Route 536
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE CO.

Grantor: Federal National Mortgage Association
Grantees: Kelly W. Grant
Legal Description (abbreviated): Section 14, Township 34, Range 3; Ptn. NE-NW
Assessor's Property Tax Parcel or Account Number: 340314-2-002-0005 P21942
Reference Numbers of Document Assigned or Released: None

65042-1

THE GRANTOR FEDERAL NATIONAL MORTGAGE ASSOCIATION, a United States Corporation, for and in consideration of One Hundred Twenty Two Thousand Five Hundred Dollars (\$122,500.00) in hand paid, grants, bargains, sells, conveys and confirms to

Kelly W. Grant, a single person,

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

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of said Section 14; thence South 88 degrees 20'02" East along the North line of said Northwest 1/4, a distance of 1546.70 feet; thence South 0 degrees 58'27" West, a distance of 30 feet to the South line of the Anacortes-Mount Vernon Highway and the true point of beginning of this description; thence from said true point of beginning continue South 0 degrees 58'27" West, a distance of 146.5 feet to the North line of that certain tract conveyed to the State College of Washington by Deed dated December 8, 1955, and recorded under Auditor's File No. 529707, records of said County, thence South 88 degrees 20'02" East along the North line of said State College Tract, a distance of 290.04 feet to the centerline of a slough; thence South 41 degrees 19'18" East, a distance of 240.92 feet to a point that is 9 feet due East of the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 0 degrees 59'56" East along a line parallel to and 9 feet East of the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 to the South line of the Anacortes-Mount Vernon Highway; thence Westerly along the South line of said Highway right of way to the true point of beginning.

EXCEPT Drainage District No. 19 right-of-way, also know as Parcel "B" of that certain Survey recorded November 20, 1974 in Book 1 of Surveys, page 114, under Auditor's File No. 810287.

SUBJECT TO the easements and conditions contained therein, as granted by instruments recorded at Skagit County Auditor's Recording Numbers 529707, 645099 and 9109170088.

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 23 day of October, 2001.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

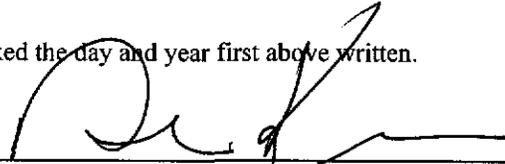
BY: Tony Fortner Tony Fortner
Vice President



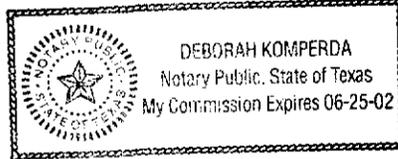
STATE OF TEXAS)
County of Dallas) : ss

On this 25 day of October, 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 _____ 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 Deborah Komperda
My commission expires 6-25-02



UNOFFICIAL DOCUMENT