

WHEN RECORDED RETURN TO:

JIM N. SCOTT
PO BOX 69
MOUNT VERNON WA 98273



200204190154

Skagit County Auditor

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Chicago Title Insurance Company

2601 South 35th, Suite 100, Tacoma, Washington 98409

REO #L020437

ISLAND TITLE CO.

SPECIAL WARRANTY DEED

B19778

THE GRANTOR FEDERAL NATIONAL MORTGAGE ASSOCIATION, A U.S. CORP., for and in consideration of ten dollars and other valuable consideration (\$10.00), in hand paid, grant, bargain, sell, convey and confirm to **JIM N. SCOTT, A MARRIED MAN AS HIS** the following described real estate, situated in the County of SKAGIT, State of Washington:

SEPARATE ESTATE

SEE ATTACHED EXHIBIT 'A' FOR FULL LEGAL DESCRIPTION

abbreviated legal: PTN NW SW 1-34-4 AND LT 8, BLK 24, WEST ADDITION, CLEAR LAKE, WASHINGTON, AND PTN S/2 SW 1-34-4.

See attached exhibit for exceptions to title.

The Grantor for it and for its 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: 340401-3-007-0002/P23409 AND
4144-024-008-0001/P75086

#1096
SKAGIT COUNTY WASHINGTON
DATED: APRIL 16, 2002 REAL ESTATE EXCISE TAX

FEDERAL NATIONAL MORTGAGE ASSOCIATION



BY: 

D. VANESSA BROWN
VICE PRESIDENT

APR 19 2002

STATE OF TEXAS
COUNTY OF DALLAS

ss.

Amount Paid \$ 
By  Deputy

On this 17th day of April, 2002, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared D. VANESSA BROWN and/or _____ to be known to be the _____ Assistant Treasurer and/or the _____ Assistant Secretary _____ of 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 state that he/she/they are/is authorized to execute the said instrument and that the seal affixed thereto (if any) is the corporate seal of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Official Seal the day and year first above written.

(typed/printed name of notary)

Notary Public in and for the State of Texas,
residing at Galles

My commission expires on 8/18/02

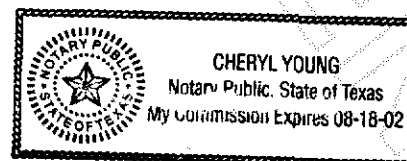


EXHIBIT "A"

PARCEL A:

That portion of the East Half of the East Half of the Northwest Quarter of the Southwest Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, lying South of the county road, as the same existed on July 16, 1963;

EXCEPT the West 10 feet thereof;

PARCEL B:

Lot 8, Block 24, WEST ADDITION, CLEAR LAKE, WASHINGTON, as per plat recorded in Volume 4 of Plats, page 32, records of Skagit County;

TOGETHER WITH that portion of vacated Bandy Street, adjacent to said Lot 8 which upon vacation, reverted to said premises by operation of law;

PARCEL C:

That portion of the South Half of the Southwest Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 8, Block 24, WEST ADDITION, CLEAR LAKE, WASHINGTON, as per plat recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington;

thence North 0°18'30" East, a distance of 13.13 feet to the point of beginning;

thence South 89°30'27" West, a distance of 41.87 feet;

thence North 0°59'03" West, a distance of 26.78 feet;

thence North 89°23'30" East, a distance of 42.92 feet;

thence South 0°18'30" West, a distance of 26.87 feet to the point of beginning;

All situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT b

Escrow No.: 4260987

EXCEPTIONS TO TITLE:

1. Public and private easements ,if any, over vacated portion of said premises.
2. Encroachment of house, porch and fence appurtenant to land adjacent on the West onto the Northwest portion of said premises by undisclosed distance as delineated on face of survey recorded under Auditor's File No. 838352, recorded of Skagit County in volume 1 of Surveys, page 192.



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