

WHEN RECORDED RETURN TO:

RICHARD D. DUHAIME AND MICHELLE DEMARCO-DUHAIME  
805 SO. 30TH ST.  
MOUNT VERNON, WA. 98274



200301270226

Skagit County Auditor

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## Chicago Title Insurance Company

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

REO L022314

ISLAND TITLE CO.

### SPECIAL WARRANTY DEED

C24799

THE GRANTOR, Federal National Mortgage Association, aka Fannie Mae, for and in consideration of ten dollars and other valuable consideration (\$10.00), in hand paid, grant, bargain, sell, convey and confirm to **RICHARD D. DUHAIME AND MICHELLE DEMARCO-DUHAIME, HUSBAND AND WIFE** the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 30, EASTGATE ADDITION PLAT NO. 5, according to the plat thereof recorded in Volume 14 of Plats, pages 146 and 147, records of Skagit County, Washington.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

abbreviated legal:

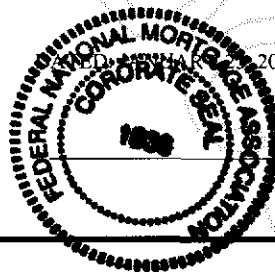
See attached exhibit for exceptions to title.

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: 4542-000-030-0009

Federal National Mortgage Association, aka  
Fannie Mae

BY: 



#381  
SKAGIT COUNTY WASHINGTON  
2003 REAL ESTATE EXCISE TAX

JAN 27 2003

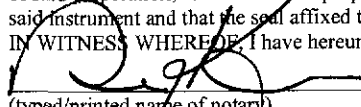
Amount Paid \$0.00  
Skagit Co. Treasurer

By  Deputy

STATE OF TEXAS  
COUNTY OF DALLAS

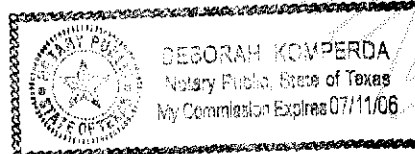
ss.

On this 22 day of January, 2003, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared Tony Fornier and/or Vice President 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 \_\_\_\_\_ My commission expires on \_\_\_\_\_



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No 4272182

EXEPTIONS TO TITLE:

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;

For: Installation, operation and maintenance of utility systems, lines, fixtures and appurtenances thereto

Affects: Exterior 7 feet of all lots adjacent to street

Easement delineated on the face of said plat;

For: Drainage

Affects: The Southerly 10 feet portion of said premises

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes states, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Conditions and reservations of easements contained in Mount Vernon Resolution No. 245, as recorded August 10, 1987, under Auditor's File No. 8708100031, records of Skagit County, Washington, and disclosed on the face of said plat.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 11, 1990

Auditor's No(s).: 9009110049, records of Skagit County, Washington

Executed By: Morris Nilson and Kimberly Woodmansee



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