

WHEN RECORDED RETURN TO:

BARNA ARI AND ESZTER ARI
9769 SAUK CONNECTION RD
CONCRETE, WA 98237



200304300135
Skagit County Auditor

4/30/2003 Page 1 of 3 12:30PM

Chicago Title Insurance Company

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

REO L022326

CHICAGO TITLE CO.
C 24800

SPECIAL WARRANTY DEED

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 **BARNA ARI AND ESZTER ARI, HUSBAND AND WIFE** the following described real estate, situated in the County of SKAGIT, State of Washington:

SEE ATTACHED EXHIBIT A FOR FULL LEGAL DESCRIPTION

abbreviated legal: PTN. S/2 S/2, NE SW, S EC. 21, T35N, R9EWN

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: 350921-3-003-0006

DATED: APRIL 22, 2003

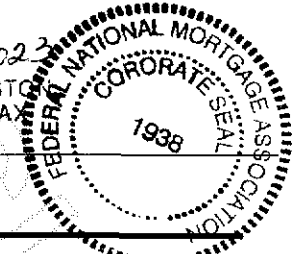
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Federal National Mortgage Association, aka
Fannie Mae

BY:

Tony Fortner
Vice-President

APR 30 2003



STATE OF TEXAS
COUNTY OF DALLAS

ss.

Amount Paid \$ 0
Skagit Co., Treasurer

By Deputy

On this 24 day of April, 2003, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared Tony Fortner and/or

X to be known to be the Vice President 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)

Deborah Komperda

Notary Public in and for the State of Texas,

residing at 11111. My commission expires on 7-11-06

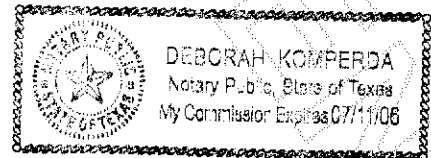


EXHIBIT "A"

That portion of the South Half of the South Half of the Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian, lying Southwesterly of the Southwesterly line of State Highway No. 20, as conveyed to the State of Washington by deed recorded under Auditor's File No. 556524, records of Skagit County, Washington;

EXCEPT that portion thereof lying Northwesterly of the "B" line county road connection centerline of SR 20 (PSH 16), also shown of record as Secondary State Highway 17-A, Faber Hill Vicinity, which county road connection centerline begins at Highway Engineer's Station 259+50 =B 0+00.

Situated in Skagit County, Washington,

- END OF EXHIBIT "A" -



200304300135
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 4272183

EXCEPTIONS TO TITLE:

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: May 10, 1947

Auditor's No(s): 401871, records of Skagit County, Washington

For: Water pipeline

Note: Exact location and extent of easement is undisclosed of record.

Covenants, conditions, and restrictions contained in instrument(s), 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: October 24, 1975

Auditor's No(s): 825332, records of Skagit County, Washington

Executed By: Leonard T. Coons and Geraldine J. Coons, husband and wife

As Follows: Said tract is not to be used for building purposes unless approved by appropriate county officials

Right of way for road known as Sauk Store Road, constructive notice of which is contained in various instruments of record;

Affects: Northwesterly line of said premises of said premises

END



200304300135

Skagit County Auditor

4/30/2003 Page

3 of

3 12:30PM