



200306090240

Skagit County Auditor

WHEN RECORDED RETURN TO

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Northwest Trustee Services, LLC  
Becky Baker  
P.O. Box 4143  
Bellevue, WA 98009-4143

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

7037.27362/Ferguson, Joshua W. and Andrea N./  
1513474804

69939

THE GRANTOR Mortgage Electronic Registration Systems, Inc.

For and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys  
and warrants to

Secretary of Housing & Urban Development, his successors in interest and/or assigns.

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

Tax Parcel ID No.: 4113-024-016-0008 (P73732)

Abbreviated Legal: Lots 13 - 16, Block 24, "Townsite Second to Hamilton", more particularly described  
on page 3 of this document.

THIS DEED IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

--GENERAL TAXES, TOGETHER WITH INTEREST AND PENALTY, IF ANY.

--EASEMENTS, RESTRICTIONS, COVENANTS OR CONDITIONS IMPOSED  
BY INSTRUMENT OR CONTAINED ON THE FACE OF THE PLAT, IF ANY.Dated June 2, 2003

#2784  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Mortgage Electronic Registration Systems, Inc.

By

EILEEN J BERNARDONI

Its

VICE PRESIDENT

JUN 09 2003


Amount Paid \$  
Skagit Co. Treasurer

By Deputy

STATE OF OHIO )  
 )ss  
COUNTY OF FRANKLIN )

I certify that I know or have satisfactory evidence that EILEEN J BERNARDONI is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT of MERS, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-2-03

  
NOTARY PUBLIC in and for the State of OHIO  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_



SHARON L. GEARHEART  
Notary Public, State of Ohio  
My Commission Expires 10-14-2003



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Lots 13, 14, 15 and 16, Block 24, "HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, WASHINGTON", as per plat recorded in Volume 2 of Plats at page 60, in the records of Skagit County, State of Washington;

TOGETHER WITH the real property vacated by the Town of Hamilton Ordinance No. 193, a certified copy of which is recorded in Skagit County Auditor's No. 9510050041, legally described as follows: "The North 50 feet of Skagit Avenue abutting the South boundary of Lots 13-16, Block 24, Plat of "Hamilton Townsite Company's Second Addition to the Town of Hamilton, Washington", according to the Plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington; EXCEPT any portion of Michigan Avenue and Cumberland Avenue; AND EXCEPT the public right-of-way 80 feet in width as measured perpendicular to the Northerly boundary of Block 15 of said Plat, abutting the Northerly boundary of said Block 15."



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