

AFTER RECORDING MAIL TO:
ANGELA LEOPOLD
1815 EAST SECTION STREET
MOUNT VERNON, WA 98273



200406140194
Skagit County Auditor

6/14/2004 Page 1 of 2 11:34AM

Filed for Record at Request of
PHOENIX ESCROW, INC.
Escrow Number: 3124712

CHICAGO TITLE CO.

1C30228 ✓

BARGAIN AND SALE DEED

Grantor(s): FEDERAL NATIONAL MORTGAGE ASSOC., AKA FANNIEMAE, AN UNITED STATES CORPORATION

Grantee(s): ANGELA LEOPOLD, a single person

Abbreviated Legal: LOT 24, BLOCK 4, ALBERT BALCH'S WEDGEWOOD, ADDT. TO MOUNT VERNON records of SKAGIT County, WA

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3766.004.024.0002

THE GRANTOR FEDERAL NATIONAL MORTGAGE ASSOC., AKA FANNIEMAE, AN UNITED STATES CORPORATION for and in consideration of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars (\$139,900.00), in hand paid, grants, bargains, sells, conveys, and confirms to ANGELA LEOPOLD, a single person the following described real estate, situated in the County of SKAGIT State of Washington: See Attached Exhibit "A"

The Grantor for herself and for her successors in interest does 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 does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

Dated June 8, 2004

FANNIEMAE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2956
JUN 14 2004

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF TEXAS
County of DALLAS

SS:

I certify that I know or have satisfactory evidence that _____ the person _____ who appeared before me, and said person _____ acknowledged that _____ signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledge it as the VICE PRESIDENT of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 10, 2004

Notary Public in and for the State of TEXAS
Residing at TEXAS
My appointment expires: 8-21-04

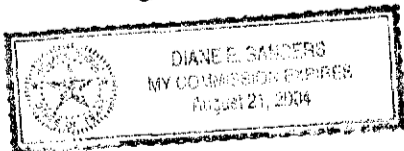


EXHIBIT "A"

Lot 24, Block 4, ALBERT BALCH'S WEDGEWOOD, AN ADDITION TO MOUNT VERNON, WM., according to the plat thereof, recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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