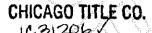
AFTER RECORDING MAIL TO: OPAL C. TORGERSON 41810 CAPE HORN DRIVE SEDRO WOOLEY, WA 98284





Filed for Record at Request of PHOENIX ESCROW, INC. Escrow Number: 3124920

BARGAIN AND SALE DEED

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

CORPORATION

Grantee(s): OPAL C. TORGERSON, a single person

Abbreviated Legal: LOT 16, BLOCK G, CAPE HORN ON THE SKAGIT, VOLUME 9, PGS 92 THROUGH 97 records of SKAGIT County, WA

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): P63124

THE GRANTOR FEDERAL NATIONAL MORTGAGE ASSOC., AKA FANNIEMAE, UNITED STATES CORPORATION for and in consideration of FORTY FOUR THOUSAND FIVE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars (\$44,500.00), in hand paid, grants, bargains, sells, conveys, and confirms to OPAL C. TORGERSON, a single person the following described real estate, situated in the County of SKAGIT State of Washington: See Attached Exhibit "A"

The Grantor for himself and for his 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, he will forever warrant and defend the said described real estate.

30900

Dated May 14, 3004''',	- F 3090
FANNIEMA CHONA YOUTS	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
886108	JUN 1 6 2004
	Amount Paid S
STATE OF TEXAS TURNING TO DALLAS	SS:
I certify that I know or have satisfactory	the personwho appeared before
me, and said personacknowledged thatauthorized to execute the instrument and acknowledged thatof FANN	edge it as the VICE PRESIDENT
to be the free and voluntary act of such party for t Dated:	Notary Public in and for the State of PEXAS Residing at TEXAS
DIANE E. SANDERS MY COMMISSION EXPIRES August 21, 2004	My appointment expires: 8-21-4

EXHIBIT "A"

LOT 16, BLOCK G, CAPE HORN ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 92 THROUGH 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Easement contained in Dedication of said plat;

For:

All necessary slopes for cuts and fills and continued drainage of

roads

Affects:

Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:

August 17, 1965

Auditor's No.:

670429, records of Skagit County, Washington

In favor of:

Puget Sound Power & Light Company

For:

Electric transmission and/or distribution line, together with necessary

appurtenances

Affects:

Exact location is undisclosed of record as to said premises

3. Provisions contained on the face of said plat, as follows:

Following original reasonable grading of the roads and way hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains or re-routing thereof across any lot, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

4. Note contained on the face of said plat, as follows:

Skagit County shall not be responsible for any flood control improvements.

5. Terms and conditions contained in instrument;

Recorded:

December 15, 1976

Auditor's No.:

847451, records of Skagit County, Washington Preventing contamination of water supply

For: Affects:

Any portion of said premises lying within 100 feet of well

Located:

Location of well not described in said instrument

6. Covenants, conditions, and restrictions 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:

July 13, 1965

Auditor's No(s).:

668869, records of Skagit County, Washington

Executed By:

Emmitt B. Randles and Leora R. Randles, husband and wife; and

Cape Horn Development Company, a partnership

7. 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:

April 27, 1973

Auditor's No(s).:

784190, records of Skagit County, Washington

Executed By:

Cape Horn Development Company

As Follows:

Use of said property for residential purposes only

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded:

April 27, 1973

Auditor's No(s).:

784190, records of Skagit County, Washington

Imposed By:

Cape Horn Development Company

- END OF SCHEDULE 8-001 -

200406180126 Skagit County Auditor

6/18/2004 Page

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