

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



200406180126
Skagit County Auditor

6/18/2004 Page 1 of 2 3:14PM

CHICAGO TITLE CO.

1031206 ✓

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, AN 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.

Dated May 14, 2004

FANNIEMAE

Cheryl Young
Vice President
8861

30960
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2004

Amount Paid \$
By Skagit Co. Treasurer
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 FANNIEMAE

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

May 25, 2004

Notary Public in and for the State of TEXAS
Residing at TEXAS

My appointment expires: 8-21-04



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.

Subject to:

1. 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
For: Preventing contamination of water supply
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 B-001 -

