



200505170119

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Mr. and Mrs. Douglas H. Quinlan
25209 Star View Road
Mount Vernon, WA

Filed for Record at Request of:
Phoenix Escrow, Inc.
Escrow Number: 3125937-SB

CHICAGO TITLE IC34535 ✓

BARGAIN AND SALE DEED

Grantor: Federal National Mortgage Association

Grantees: Douglas H. Quinlan and Carol A. Quinlan

Abbreviated Legal:

Tract A and ptn Tract B, Skagit County Short Plat No. 53-78; being ptn S/2 SE SW and SW SW 20-34-5.

Assessor's Tax Parcel Number(s): P30382, P113561

THE GRANTOR Federal National Mortgage Association, aka Fanniemae, an United States Corporation for and in consideration of TWO HUNDRED NINETY THOUSAND AND NO/100 Dollars (\$ 290,000.00), in hand paid, bargains, sells, and conveys to Douglas H. Quinlan and Carol A. Quinlan, husband and wife the following described estate, situated in the County of Skagit, state of Washington:

Legal description attached hereto and made a part hereof .

Subject to: Covenants, conditions and restrictions of record, as attached hereto.

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

Dated: May 9, 2005

Federal National Mortgage Association

By: Vice President, Fannie Mae

Cheryl Young
Vice President

Cheryl Young
Vice President

STATE OF Texas

County of Dallas

I certify that I know of have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that _____ signed this instrument, on oath stated _____ is/are authorized to execute the instrument and acknowledge it as the Vice President of Fanniemae

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

Dated: May 9, 2005



DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

Notary Public in and for the State of Texas

Residing at Texas

My appointment expires: 8-21-08

2441
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 17 2005

LPB-15(c) 7/97

Amount Paid \$ 0
Skagit County Treasurer
By: Deputy

EXHIBIT "A"

Tract A of SKAGIT COUNTY SHORT PLAT NO. 53-78, approved August 24, 1978, and recorded August 29, 1978, in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, all in Section 20, Township 34 North, Range 5 East of the Willamette Meridian;

TOGETHER WITH that portion of Tract B of said Skagit County Short Plat No. 53-78, described as follows:

Beginning at the Northwest corner of Tract A of said Skagit County Short Plat No. 53-78;
Thence North $89^{\circ}14'06''$ West along the Westerly prolongation of the North line of said Tract A, a distance of 328.89 feet;
Thence South $02^{\circ}03'28''$ West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B;
Thence South $89^{\circ}09'55''$ East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A;
Thence North $02^{\circ}03'28''$ East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 2, 1978
Auditor's No(s): 874594, 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: A portion of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 7, 1981
Auditor's No(s): 9110070040, records of Skagit County, Washington
In favor of: Sheila Fox
For: Access
Affects: A portion of said premises
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 5, 1977
Auditor's No(s): 869831, records of Skagit County, Washington
In favor of: A.C. Thiele, a single man
For: Ingress, egress, utilities and property
Affects: A 60 foot strip across said premises
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 11, 1990
Auditor's No(s): 9006110103, records of Skagit County, Washington
In favor of: Sheila Fox
For: Ingress, egress, and utilities
Affects: South 60 feet of said premises
5. Reservation contained in the deed for Skagit County recorded March 12, 1942, under Auditor's File No. 350120, records of Skagit County, Washington, as follows:

Excepting therefrom any County Road rights-of-way over and across the said described lands and reserving therefrom all railroad grades as now laid out or established through and upon said premises, if any, for road purposes, the strip of land to be sixty feet each way from the center of the grade.

- Affects: Parcel A
6. Provision contained in instrument
Dated: November 28, 1977
Recorded: December 5, 1977
Auditor's No.: 877758, records of Skagit County, Washington
As Follows: Through which title to the easement set forth in the caption is claimed

Said easement to be appurtenant to the land of Grantees with the exceptions that said easement shall not run to benefit of one A.C. Thiele, his heirs, successors, assigns, or grantees or to real property owned by A.C. Thiele, now or at any time in the future; in such event, said easement shall be forever extinguished and revert to Grantors herein, their heirs, successors, assigns, or Grantees.

Said instrument is re-recorded by instrument recorded under Auditor's File No. 869841, records of Skagit County, Washington.

7. Notes set forth on the face of the Short Plat, as follows:
 - A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road
 - B. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
 - C. Zoning - Residential.
 - D. Sewage Disposal - Individual septic system.
 - E. Water - Private well.
 - F. This property has been divided for mortgage purposes only and will remain under same ownership at this time. Tract B therefore shall not be used as building site until approved by the appropriate governmental agencies

continued.....



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8. Terms and conditions of the Conditional Use Permit;
Recorded: January 30, 1996 and June 12, 1998
Auditor's No.: 9601300049, 9806120006 and 9806120007, records of Skagit County, Washington
9. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: December 11, 1996
Auditor's No.: 9612110044, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects:

A 20 foot easement to a single family residence only, over and across the following described real property said easement to be situated on the existing road over said property and to be measured 10 feet out on each side from the centerline of said road:

The West 500 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 5 East of the Willamette Meridian;

EXCEPT the South 40 feet thereof;

ALSO all that portion of the Northeast Quarter of the Northeast Quarter lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast Quarter of the Northeast Quarter, lying West of Nookachamps Creek and East of the county road, all in Section 30, Township 34 North, Range 5 East of the Willamette Meridian.

10. Covenants, conditions, and restrictions contained in instrument, 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: December 10, 1996
Auditor's No.: 9612100064, records of Skagit County, Washington
Executed By: George S. Adams, III
As Follows:

The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision and the above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

11. Covenants, conditions, and restrictions contained in instrument, 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: December 10, 1996
Auditor's No.: 9612100065, records of Skagit County, Washington
Executed By: George S. Adams, III
As Follows:

The land herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision and the above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

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12. Covenants, conditions, and restrictions contained in instrument, 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: December 10, 1996
Auditor's No.: 9612100066, records of Skagit County, Washington
Executed By: George S. Adams, III
As Follows:

The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision and the above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

13. Agreement, including the terms and conditions thereof; entered into;
- By: Public Utility District No. 1 of Skagit County
And Between: Bradly P. Storsteen and Karen S. Storsteen, husband and wife
Recorded: September 7, 2000
Auditor's No.: 200009070014, records of Skagit County, Washington
Providing: Single domestic water service

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

- END OF SCHEDULE B-001 -



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