

AFTER RECORDING MAIL TO:

Mrs. Elaine Loto'Aniu  
42010 North Shore Lane  
Concrete, WA 98237



200603210162  
Skagit County Auditor

3/21/2006 Page 1 of 2 3:28PM

Filed for Record at Request of:  
Pacific Crest Escrow, Inc.  
Escrow Number: 3126850-SB  
CHICAGO TITLE IC37653

### BARGAIN AND SALE DEED

Grantor: Federal National Mortgage Association  
Grantee: Elaine M. Loto'Aniu  
Abbreviated Legal:  
Lots 28 And 29, Block H, Cape Horn on the Skagit Division No. 2  
Assessor's Tax Parcel Number(s): 3869-008-028-0005, 3869-008-029-0004

THE GRANTOR Federal National Mortgage Association, aka Fanniemae, an United States Corporation for and in consideration of NINETY THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 93,500.00),

in hand paid, bargains, sells, and conveys to Elaine M. Loto'Aniu, married as her separate estate the following described estate, situated in the County of Skagit, state of Washington:

Lots 28 And 29, Block H, Cape Horn on the Skagit Division No. 2, according to the Plat thereof recorded in Volume 9 of Plats, Pages 14 Through 19, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

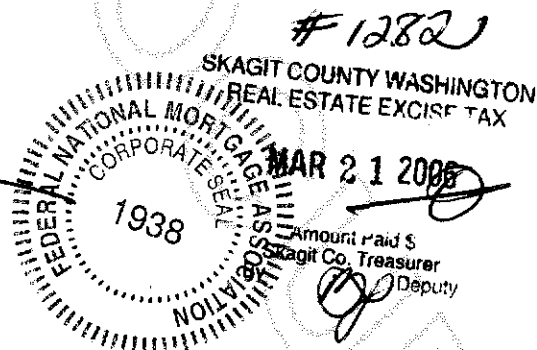
Subject to: Covenants, conditions and restrictions of title, as attached hereto.

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: March 3, 2006

Federal National Mortgage Association

By: Vice President, Fannie Mae  
Diane E. Sanders  
Vice President

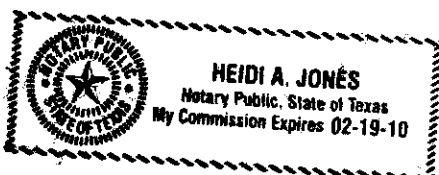


STATE OF Texas  
County of Texas  
I certify that I know or have satisfactory evidence that

SS: Diane E Sanders  
is/are the person(s) who appeared before  
me, and said person(s) acknowledged that she 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: 3-6-06

Notary Public in and for the State of Texas  
Residing at Texas  
My appointment expires: 2-19-10



## SCHEDULE B-001

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: As constructed and extended in the future at the consent of Grantee and Grantor
3. Restrictions contained on the face of said plat, 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, as follows:  
  
Skagit County shall not be responsible for any flood control improvements.
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
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
5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: October 3, 1978, and July 21, 1988  
Auditor's No(s).: 888660 and 8807210045, records of Skagit County, Washington  
Executed By: Cape Horn Development Co.  
As Follows: Use of said property for residential purposes only
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: December 15, 1976  
Auditor's No(s).: 847451, records of Skagit County, Washington  
Executed By: Cape Horn Maintenance Co.
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: June 21, 1993  
Auditor's No(s).: 9306210022, records of Skagit County, Washington  
Executed By: Cape Horn Maintenance Company
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: July 21, 1988  
Auditor's No(s).: 8807210045, records of Skagit County, Washington  
Imposed By: Cape Horn Development Co.
9. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

- END OF SCHEDULE B-001 -



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