

Reference: 30021110 - 326 - JC5

After recording return to:

Michael N. Roozen  
17345 Dike Rd  
Mt Vernon, WA 98273



200905210130

Skagit County Auditor

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CHICAGO TITLE CO.

620001528

Reference: 30021110-326-JC5

## BARGAIN AND SALE DEED

**THE GRANTOR(S)** Federal National Mortgage Association for and in consideration of One Hudnred Twenty Five Thousand and no/100 Dollars (\$125,000.00), in hand paid, bargains, sells, and conveys to **Michael N. Roozen and Anita L. Roozen, husband and wife** the following described real estate, situated in the County of **Skagit**, state of **Washington**:

LOT 5, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Abbreviated Legal: **Lot 5, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER,**

Tax Parcel Number(s): **4813-000-005-0000/P120310**

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) 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 do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate. Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$150,000.00 for a period of three (3) months from the date of this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$150,000.00 for a period of three (3) months from the date of this Deed. These restrictions shall run with the land and are not personal to Grantee. The Restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage of Deed of Trust.

Dated: May 19, 2009

**SELLER:**

Federal National Mortgage Association

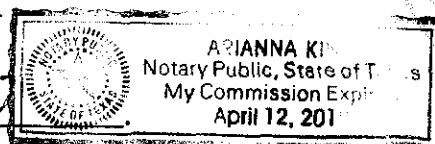
Colleen M. Liston, Assistant Secretary  
State of TEXAS

County of DALLAS

On this 19 day of May, 2009, before me the undersigned, a Notary Public in and for the State of Texas, duly appointed and sworn personally appeared COLLEEN M LISTON to me known to be the Assistant Secretary of FEDERAL NATIONAL MORTGAGE ASSOCIATION, the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that SHE IS authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of TEXAS  
Residing at DALLAS  
My Appointment expires: 4/12/2010



Bargain and Sale Deed - -LPB-15 (7/97)

LPB-15

**NORTHPOINT ESCROW AND TITLE, LLC**