



200909010058

Skagit County Auditor

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2 3:53PM

WHEN RECORDED RETURN TO

Northwest Trustee Services, Inc.
Post Sale Dept.
P.O. Box 997
Bellevue, WA 98009-0997

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

96623

7886.21444/Matthews, Dale J. and Angela L./

THE GRANTOR National City Mortgage a division of National City Bank of Indiana nka National City Bank

For and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to

The Secretary of Housing & Urban Development, his successors in interest and/or assigns c/o Harrington, Moran & Barksdale, Inc. 20829 72nd Ave. South, Suite 115, Kent, WA 98032.

the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel ID No.: 350617-0-140-0201 (P106745)

Abbreviated Legal: Section 17, Township 35, Range 6; Pnt. NW NE

Parcel A : Portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows: Beginning at a point on the West line of said subdivision 873 feet North of the Southwest corner thereof; thence East 120 feet; thence North to the South line of Puget Sound and Baker River Railway right-of-way; thence Westerly along South line of said right-of-way to the West line of said subdivision; thence South to the Point of Beginning; except the South 97 feet thereof; situate in the County of Skagit, State of Washington. Parcel B : All that portion of the abandoned Puget Sound and Baker River Railroad lying North of and adjacent to the following described tract: Beginning at a point 873 feet North of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M.; thence East 120 feet; thence North to the Puget Sound and Baker River Railway; thence West to a point North of the Point of Beginning; thence South to the Point of Beginning; situate in the County of Skagit, State of Washington. Parcel C : Beginning at the Northwest corner of the Northeast 1/4 of Section 17, Township 35 North, Range 5 East, W.M.; thence South 02 degrees 03' 18" West along the West line of said Northeast 1/4, a distance of 293.65 feet to the North right of way line of the Puget Sound and Baker River Railway conveyed by instrument recorded May 16, 1907, in Volume 62 of deeds, Page 369, records of Skagit County, Washington, as shown on survey file in Volume 20 of surveys, at Page 73 under Auditor's File No. 9802270078, records of Skagit County, Washington, and the Point of Beginning of this description; thence North 56 degrees 26' 13" East, a distance of 43.95 feet; thence North 76 degrees 17' 16" East, a distance of 29.35 feet; thence North 88 degrees 25' 28" East, a distance of 59.87 feet; thence South 02 degrees 52' 33" East, a distance of 15.35 feet to the North line of said Puget Sound and Baker River Railway; thence Westerly along the North line of said railway, a distance

of 127.32 feet to the Point of Beginning of this description. Situate in the County of Skagit, State of Washington. 1988 Skyline/Oakmanor HUD TAG# ORE162340 & ORE162341.

THIS DEED IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

--GENERAL TAXES, TOGETHER WITH INTEREST AND PENALTY, IF ANY.

--EASEMENTS, RESTRICTIONS, COVENANTS OR CONDITIONS IMPOSED BY INSTRUMENT OR CONTAINED ON THE FACE OF THE PLAT, IF ANY.

Effective this 31st day of August, 2009
2692

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

National City Mortgage a division of National City Bank of
Indiana nka National City Bank

SEP 01 2009

By

Rebecca J. Brown

Amount Paid \$ 0
By MF Skagit Co. Treasurer Deputy

Its Rebecca J. Brown Vice President

STATE OF Ohio)
)ss
COUNTY OF Montgomery)

I certify that I know or have satisfactory evidence that Rebecca J. Brown is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of National City Mortgage a division of National City Bank of Indiana nka National City Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-31-09



LORI ANN WYSONG, Notary Public
in and for the State of Ohio
My Commission Expires Feb. 2, 2014

Lori Ann Wysong
NOTARY PUBLIC in and for the State of Ohio
Residing at Montgomery
My commission expires _____



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