



201106030041
Skagit County Auditor

6/3/2011 Page 1 of 4 12:04PM

When recorded return to:

Keith W. Johnston and Giuliana R. Johnston
1336 Parkstone Lane
Bellingham, Wa. 98229

LAND TITLE OF SKAGIT COUNTY

137357-0

056638

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association Organized and Existing Under the Laws of The United States of America

for and in consideration of (\$10.00) Ten Dollars and no cents and other Valuable Consideration

in hand paid, bargains, sells, and conveys to Keith W. Johnston and Giuliana R. Johnston, husband and wife

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

See Exhibit "A" Attached Hereto And Made A Part Hereof

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.) Lot 1-4, Block 11, Beale's Maple-Grove Add., Skagit County, Washington.

Tax Parcel Number(s): 3775-011-004-0000

Dated: May 31, 2011

Federal National Mortgage Association by Old Republic Title, Ltd., a Washington Corporation, Its Attorney in Fact

BY: *Sherrri Lichty*

Name: Sherrri Lichty

It's: Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

11654
JUN 03 2011

Amount Paid \$
Skagit Co. Treasurer
By MG Deputy

LPB 16-09(r)
Page 1 of 2

STATE OF Washington, COUNTY OF Snohomish

On this 1 day of June, A.D. 2011, before me, the undersigned, a Notary Public in and for the State of Washington, Duly commissioned and sworn personally appeared

Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

Therein described and acknowledged to me that he/she/they signed and sealed the instrument as such Attorney in Fact for said Principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Sherri Lichty is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

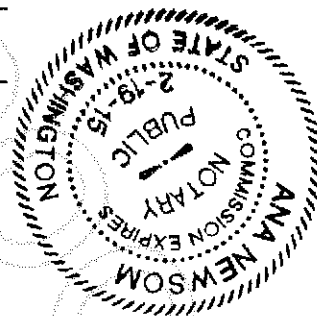
[Signature]

Printed Name: Ana Newson

Notary Public in and for the State of Washington

Residing at Lynnwood

My Commission Expires: 2/19/2015



Please place Notary Stamp/Seal Above This line
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS



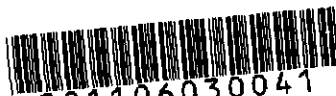
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Exhibit "A"

DESCRIPTION:

Lots 1 through 4, inclusive, Block 11, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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Exhibit B

Escrow holder is hereby instructed and authorized to cause the policy of title insurance in favor of the buyer herein subject to the following deed restriction: Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$126,00.00 for a period of 3 month(s) 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 \$ 126,000.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.



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