

When recorded return to:

Karl Kersteter and Connie Kersteter  
P.O. Box 40  
Marblemount, WA 98267



201106300112  
Skagit County Auditor  
6/30/2011 Page 1 of 2 3:24PM

Filed for Record at Request of  
Routh Crabtree Olsen, P.S.  
Escrow Number: 7190-007357

**BARGAIN AND SALE DEED**

160672  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Federal Home Loan Mortgage Corporation, or and in consideration of Ten Dollars or other good and valuable consideration, in hand paid, bargains, sells, and conveys to Karl Kersteter and Connie Kersteter, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Section 14, Township 35, Range 7; Ptn. Gov't Lot 3

Tax Parcel Number(s): 350714-0-022-0018 (P42624)

Legally described as attached hereto

The Grantor for itself and for its 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, it will forever warrant and defend the said described real estate.

DATED: June 22, 2011

Federal Home Loan Mortgage Corporation  
By: Routh Crabtree Olsen, P.S., its Attorney in Fact

By: \_\_\_\_\_

Andrea Kulp, on behalf of RCO

FHLMC by  
RCO as  
AIF

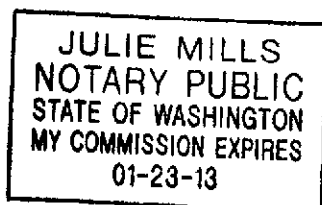
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 1959  
JUN 30 2011

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

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Andrea Kulp is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Federal Home Loan Mortgage Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 22, 2011



Julie Mills  
Notary Public in and for the State of Washington  
Residing at Federal Way, WA  
My appointment expires: 01-23-2013

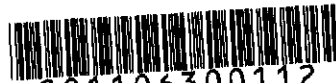
### Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of government Lot 3, Section 14, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, Block 21, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 79, records of Skagit County, Washington; thence East 230 feet to the Northeast corner of Lot 6, Block 20, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", the true point of beginning. (said point being on the East line of that certain Tract conveyed to Ira Savage by deed dated January 4, 1915, and recorded January 12, 1915, under Auditor's File No. 105886 in Volume 94 of Deeds, page 563); thence from said point East 500 feet, more or less, to the West line of a Tract conveyed by Morris M. Wright to Maggie Thompson, by Deed dated May 10, 1904, and recorded in Volume 57 of Deeds, page 402; thence South 275 feet along the West line to the bank of the Skagit River; thence along the bank of the Skagit River Westerly 500 feet, more or less, to a point due South of the point of beginning; thence North to the point of beginning. EXCEPT any portion lying within road rights-of-way; ALSO EXCEPT the West 200 feet thereof, AND ALSO EXCEPT the East 80 feet thereof.

(Also known as Tract "A" of Short Plat No. 23-74, approved June 18, 1974).



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Skagit County Auditor