

WHEN RECORDED RETURN TO
JAMES SYKES
7162 AQUA LANE
ANACORTES, WASHINGTON 98221



201204050042

Skagit County Auditor

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CHICAGO TITLE
620011988



CHICAGO TITLE COMPANY

005107472

BARGAIN AND SALE DEED

THE GRANTOR
FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING
UNDER THE LAWS OF THE UNITED STATES OF AMERICA

for and in consideration of ONE HUNDRED NINETY THOUSAND AND 00/100
Dollars (\$ 190,000.00)

in hand paid, bargains, sells, and conveys to
JAMES SYKES, AN UNMARRIED MAN

the following described real estate situated in the County of SKAGIT State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012934

APR 05 2012

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

Abbreviated Legal: PTN GOVERNMENT LOT 5 05-34-02

Tax Account Number: P19953

Dated: MARCH 28, 2012

FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE
ASSOCIATION

SEE ATTACHED SIGNATURE PAGE

Signature page to Bargain and Sale Deed dated March 28, 2012
Escrow No. 5107472

Fannie Mae A Corporation organized under the laws of the United States of
America

24
By Michael D Carroll, Senior Vice President
ServiceLink, a division of Chicago Title Insurance Company,
a Nebraska Corporation
Its attorney in fact

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Michael D Carroll is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Senior Vice president of ServiceLink, a division of Chicago Title Insurance Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument, and that ServiceLink, a division Chicago Title Insurance Company is the duly appointed attorney in fact of Fannie Mae aka Federal National Mortgage Association, and that ServiceLink, a division Chicago Title Insurance Company signed the same as the free and voluntary act and deed as attorney in fact for said principal for the uses and purposes herein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked.

Date: 4-2-12

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

Notary Signature Teresa Varnes
Printed name: Teresa Varnes
Notary public in and for the state of Washington
Residing at: Marysville
My commission expires: 5/29/2015



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5107472

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

The North 132.5 feet of the South 280 feet of the West 250 feet of the following described tract:

That portion of the Northwest Quarter of Section 5, Township 34, Range 2 East, W.M., described as follows:

Beginning at a point on the Westerly line of State Highway No. 536, as conveyed to the State of Washington by deed dated August 23, 1956, under Auditor's File No. 542252, records of Skagit County, Washington, where it intersects a line drawn parallel with and 864.4 feet South of the North line of said Section 5;

Thence Southerly along the Westerly line of said State Highway to a point on said Westerly line which is 1,442.3 feet South of the North line of said Section 5;

Thence West parallel with said North line 800 feet, more or less, to a point 660 feet East of the West line of said Section 5;

Thence North parallel with said West Section line 577.8 feet, more or less, to a point which is 864.4 feet South of the North line of said Section 5;

Thence East to the point of beginning.

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain parcel described on Statutory Warranty Deed to Wayne L. Abbott and Hope E. Abbott, husband and wife, recorded under Skagit County Auditor's File No. 9108150114;

Thence North 88°03'11" West along the North line of said Abbott parcel, 61.20 feet;

Thence South 66°44'07" East, 66.01 feet, more or less, to the East line of said Abbott Parcel at a point bearing South 1°14'47" West from the point of beginning;

Thence North 1°14'47" East, 24.00 feet along said East line to the point of beginning.

TOGETHER WITH that portion of the Northwest Quarter of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of that certain parcel described on Statutory Warranty Deed to Ray L. Sizemore, a single man, and recorded under Skagit County Auditor's File No. 9003150086;

Thence North 88°03'11" West along the South line of said Sizemore parcel, 61.20 feet to the true point of beginning;

Thence North 66°44'07" West, 0.90 feet;

Thence North 70°41'40" West, 121.21 feet;

Thence South 77°10'32" West, 70.39 feet, more or less, to the Southwest corner of said Sizemore parcel at a point bearing North 88°03'11" West from the true point of beginning;

Thence South 88°03'11" East along the South line of said Sizemore parcel, 188.82 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

CHICAGO TITLE COMPANY

EXLEGALE/RDA/0899



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