

AFTER RECORDING MAIL TO:

Timothy Ray Daniels and Raenetta K. Daniels
12403 State Route 9
Mount Vernon, WA 98273



201206180167

Skagit County Auditor

6/18/2012 Page 1 of 3 11:17AM

Filed for Record at Request of:
GBS, LLC

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

103637-1

File No: **207341854 / 561-846585 (JD) SUM**

Date: **May 02, 2012**

Grantor(s): **Secretary of Housing and Urban Development**

Grantee(s): **Timothy Ray Daniels and Raenetta K. Daniels**

Abbreviated Legal: **SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST; PTN. GOV'T LOT 6**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P23314, 340401-0-038-0001**

THE GRANTOR(S), The Secretary of Housing and Urban Development His/Her Successors in Office, for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Timothy Ray Daniels and Raenetta K. Daniels, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

In witness whereof, the undersigned has set his/her hand as a principal and/or officer of PENCO, LTD, Management and Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

Secretary of Housing and Urban Development

By: W. Minter (Seal)
Elizabeth Carter
(Type or Print Name)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121752

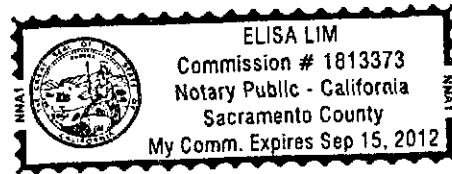
JUN 18 2012

Amount Paid \$0
Skagit Co. Treasurer
By W. Minter Deputy

LPB-10 7/97

Closing Manager
(Type or Print Title)

STATE OF California)
)-ss
COUNTY OF Sacramento)



On 6/8/12 personally appeared before me Elizabeth Cortez

who executed the foregoing instrument for and on behalf of the
Secretary of Housing and Urban Development.

Dated: 6/8/12

Elisa Lim
(Type or Print Name)

Notary Public in and for the State of CA

Residing at: Elk Grove

My appointment expires: 9/15/12



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

That portion of Government Lot 6 in Section 1, Township 34 North, Range 4 East, W.M., lying Westerly of the Westerly line of the Northern Pacific Railway Company right-of-way, Easterly of the Easterly line of the paved State Road, and Southerly of a fence which runs between a point on said Westerly line of said railway which is 549.7 feet Northerly of the point of intersection of said Westerly line with the Easterly line of said paved State Road (said "Point of Intersection" having been identified on the record as being 332-1/2 feet East and 1139 feet South of the intersection of the center lines of the Pickering and State Roads), and a point on said Easterly line of said road which is 537 feet Northerly of said point of intersection; EXCEPT that portion of said property, if any, lying within the boundaries of a tract conveyed to Lois W. McAdow by deed dated March 16, 1950 and filed April 12, 1954 as File No. 500211.

EXCEPTING from the above premises the North 162 feet thereof and the South 210 feet thereof.

Parcel "B":

That portion of the West 50 feet of the former railroad right-of-way described below lying between the North and South boundaries of the property described herein extended Easterly 50 feet, more or less, to the centerline of the former railroad right-of-way parcel:

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the Southwest 1/4 of the Southeast 1/4, and of the East 1/2 of the Southwest 1/4, and of the Southeast 1/4 of the Northwest 1/4, all in Section 36, Township 35 North, Range 4 East, W.M., described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore and Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and as conveyed to the S. & I. Railway Company by instrument recorded in Volume 37 of Deeds, page 227, on March 21, 1899, records of Skagit County, Washington.

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Official Records, page 70, under Auditor's File No. 8309290021.

ALSO, EXCEPT from Parcels "A" and "B", the following described Tract:

Beginning at the intersection of the East line of State Highway No. 9 with the Northwest corner of Parcel "A" of those premises conveyed to Errol Hanson by Deed recorded November 12, 1999, under Auditor's File No. 199911120059; thence Northerly along said West line a distance of 24 feet 5 inches; thence Easterly to a point on the centerline of the 100 foot wide strip of land conveyed to the Seattle, Lake Shore and Eastern Railway Company by instrument recorded January 22, 1890 in Volume 10 of Deeds, page 32, which is 21 feet 6 inches North of the Northeast corner of Parcel "B" of the above referenced Hanson Deed; thence Southerly along said centerline 21 feet 6 inches to said Northeast corner of Parcel "B"; thence Westerly along the Northerly line of said Parcel "B" and said Parcel "A" to the point of beginning.

Parcel "C":

The North 145.37 feet (as measured along the West line) of the following described parcel:

That portion of the East 50 feet of a strip of land 100 feet in width through Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., as conveyed to the Seattle Lake Shore & Eastern Railway Co. by deed recorded January 22, 1890, in Volume 10 of Deeds, Page 32, records of Skagit County, Washington, lying Southerly of the Southerly line of that portion of said 100 foot strip conveyed to Jack R. Moore, by deed recorded June 26, 1990, under Auditor's File No. 9006260012, records of County and State.

EXCEPT that portion, if any, lying within State Highway 9 and Front Street



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Skagit County Auditor