

AFTER RECORDING MAIL TO:

Georgia N. Steptoe  
16700 State Rt 536  
Mount Vernon, WA 98273



201206270127

Skagit County Auditor

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Filed for Record at Request of:  
GBS, LLC

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

103658-1

### STATUTORY WARRANTY DEED

File No: 207341912 / 561-886451 (AT )

Date: May 04, 2012

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

Grantee(s): **Georgia N. Steptoe**

Abbreviated Legal: **SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST; PTN. NW NE**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P21843, 340314-0-004-0007**

**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 **Georgia N. Steptoe, a single person**, the following described real estate, situated in the County of , 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: Elizabeth Carter (Seal)

(Type or Print Name)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

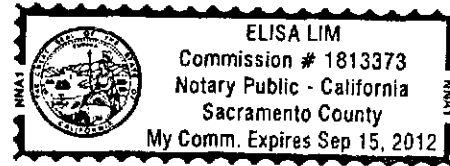
2012 1881

JUN 27 2012

Amount Paid \$  
Skagit Co. Treasurer  
By Adam Deputy

LPB-10 7/97

Closing Manager  
(Type or Print Title)



STATE OF California )  
COUNTY OF Sacramento )-ss

On 6/22/12 personally appeared before me Elizabeth Cortez

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

Dated: 6/22/12

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



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## EXHIBIT A

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

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, which is 273.5 feet West of the Southeast corner thereof; thence North  $30^{\circ}54'$  East, 143.73 feet; thence South  $52^{\circ}47'20''$  East, 56 feet; thence North  $37^{\circ}12'40''$  East, 65 feet, more or less, to the South margin of Primary State Highway 1-AN; thence South  $51^{\circ}35'$  East along said highway, 9 feet, more or less to the most Northerly corner of a tract deeded to Wayne E. Baumgardner by Deed dated May 23, 1945, and recorded November 19, 1945, under Auditor's File No. 385287; thence South  $37^{\circ}12'40''$  West along the Westerly line of said tract and Westerly line of those premises conveyed to Wayne E. Baumgardner, et ux, by deed dated August 1, 1955, and recorded October 21, 1955, under Auditor's File No. 526088 and recorded in Volume 274, page 235, to an intersection with the South line of said subdivision; thence North  $88^{\circ}28'30''$  West along said South line to the point of beginning

TOGETHER WITH an easement for utilities over and across a 3-foot strip of land lying Northwesterly of and adjacent to the following described line:

Beginning at a point on the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 14, Township 34 North, Range 3 East, W.M., which is 273.5 feet West of the Southeast corner thereof; thence North  $30^{\circ}54'$  East, 143.73 feet; thence South  $52^{\circ}47'20''$  East, 56 feet to the point of beginning of said line; thence North  $37^{\circ}12'40''$  East 65 feet, more or less, to the South margin of Primary State Highway 1-AN and the terminal point of said line.



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