



201210150132  
Skagit County Auditor

10/15/2012 Page 1 of 2 12:12PM

Filed for Record at Request of:  
Bishop, White, Marshall, and Weibel, P.S.  
720 Olive Way, Suite 1201  
Seattle, WA 98101

**LAND TITLE OF SKAGIT COUNTY**

143746-0

Russell, Mary T., 2012-0001055

Document Title:	Statutory Warranty Deed
Reference Number:	201002050027
Grantor:	Mary T. Russell, an unmarried woman
Grantee:	Federal National Mortgage Association
Abbreviated Legal:	Lot 2 SP# AN-92-003; Ptn SW 1/4 SE 1/4, 24-35-1 E W.M.

**Statutory Warranty Deed**

The Grantor(s) Mary T. Russell, formerly Mary T. Winter, an unmarried woman for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by Mary T. Russell, an unmarried woman, as Grantors, in favor of Bank of America, N.A., as Beneficiary, dated January 28, 2010 and filed for record on February 5, 2010, in the mortgage records of Skagit County, Washington, under Auditor's No. 201002050027, do hereby warrant and convey to Federal National Mortgage Association the following property situated in Skagit County, Washington.

Lot 2 of Anacortes Short Plat No. AN92-003, as approved February 12, 1993, and recorded February 12, 1993, in Volume 10 of Short Plats, pages 174 and 175, under Auditor's File No. 9302120125, and by Affidavit of Correction recorded January 25, 2004, under Auditor's File No. 9401250104, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M. Situate in the City of Anacortes, County of Skagit, State of Washington.

TPN: 350124-0-058-0300

This Deed is being executed and delivered with the express understanding that it does not operate, even though placed of record, to effect such a merger of interest as to extinguish the above described Deed of Trust, and that its receipt and recording by the Grantee does not constitute legal delivery and shall be of no binding force or effect whatsoever until such time as the Grantee affirmatively consents to the acceptance of this Deed, after approval of title and property inspection by the Grantee. The receipt or acceptance of this Deed shall in no way restrict the

right of Grantee, or the right of its successors in interest, to foreclose the Deed of Trust if foreclosure is deemed desirable and also pursue a deficiency against the Grantor under the circumstances set forth in R.C.W. 61.24.100(3). From and after the date this Deed is executed, Grantors also assign, transfer and set over to the Grantee any rentals then owing or which may thereafter become due from any occupant or occupants of said property.

IN WITNESS WHEREOF, said Grantors have caused this instrument to be executed this 21 day of September, 2012.

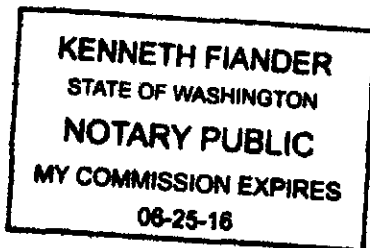
Mary T. Russell  
Mary T. Russell

State of Washington )  
County of King ) ss.

I certify that I know or have satisfactory evidence that Mary T. Russell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 21 day of September, 2012

[Signature]  
Notary Public in and for the State of Washington  
Residing in: King  
My appointment expires: 06-25-14



DIL-WA-DeedBorrowerSWDeed-4

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123261  
OCT 15 2012

Amount Paid \$ 16  
By MB Skagit Co. Treasurer Deputy



201210150132  
Skagit County Auditor