


When recorded return to:  
Nikolay Boyko  
3127 Arbor Street  
Mt Vernon WA 98273

  
201305310116  
Skagit County Auditor  
5/31/2013 Page 1 of 4 \$75.00  
2:09PM

LAND TITLE OF SKAGIT COUNTY

**SPECIAL WARRANTY DEED**  
**(Not Statutory)**

143947-D

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration,

in hand paid, bargains, sells, and conveys to **Nikolay Boyko, a Married Man** the following described estate, situated in the County of Skagit, State of Washington:

Lot 2, Short Plat No. 92-015, approved June 23, 1992, recorded June 23, 1992 in Book 10 of Short Plats, page 93, under Auditor's File No. 9206230081 and being a portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 34, North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

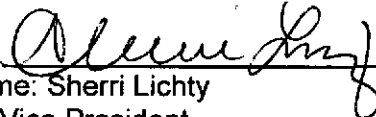
Abbreviated Legal: Lot 2, SP #92-015; Ptn SE 1/4 of SW 1/4, 31-34-5 E W.M.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): 340531-3-009-0102 PID 102199

Dated: 5/29/2013

Federal National Mortgage Association  
By Old Republic Title, Ltd., a Washington Corporation  
Its: Attorney in Fact

By:   
Name: Sherri Lichty  
Its: Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013.20.22  
MAY 31 2013

Amount Paid ☒  
Skagit Co. Treasurer  
By  Deputy

STATE OF  
COUNTY OF

I certify that I know or have satisfactory evidence that

(is/are)

the person(s) who appeared before me, and said person(s) acknowledged that  
signed this instrument, on oath stated that authorized to  
execute the instrument and acknowledge it as

the

of

to be the free and voluntary act for the uses and purposes mentioned in this instrument..

Dated:

---

Notary name printed or typed:  
Notary Public in and for the State of  
Residing at  
My appointment expires:



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\$75.00

LPB 16-09(r)

STATE OF Washington, COUNTY OF Snohomish

On this 29<sup>th</sup> day of May, A.D. 2013, before me, the undersigned, a Notary Public in and for the State of Washington,  
Duly commissioned and sworn personally appeared

Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

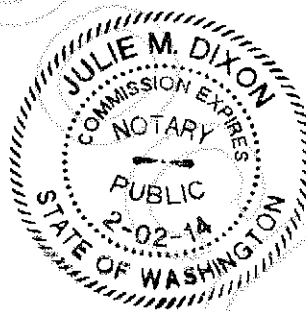
Therein described and acknowledged to me that he/she/they signed and sealed the instrument as such Attorney in Fact for said Principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Sherri Lichty is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Julie M Dixon

Printed Name: Julie M Dixon  
Notary Public in and for the State of Washington

Residing at Stanwood  
My Commission Expires: 2-2-2014



Please place Notary Stamp/Seal Above This line  
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS



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\$75.00

## EXHIBIT A – Deed Restriction

Escrow holder is hereby instructed and authorized to cause the policy of title insurance in favor of the buyer herein subject to the following deed restriction:

Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$ 165,600.00 for a period of 3 month(s) from the date of recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$ 165,600.00 for a period of 3 month (s) from the date of recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.



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