



201408290162

Skagit County Auditor \$76.00
8/29/2014 Page 1 of 5 1:53PM

AFTER RECORDING MAIL TO:

Michael Hainstock and Stacey Hainstock

20102 Cavanaugh Court

Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.

Escrow Number: R14-00358-TT

107205-1

Special Warranty Deed

THE GRANTOR(S) Federal Home Loan Mortgage Corporation for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Michael Hainstock and Stacey Hainstock, *husband and wife*

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE. *PTN SE-SW 8-33-5*

Property commonly known as: 20102 Cavanaugh Court, Mount Vernon, WA 98274

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "B" attached hereto and by this reference is made a part hereof

Assessor's Property Tax Parcel Account Number(s): 330508-0-001-0106-P18024, 330508-0-008-0000
P18016

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated *August 2, 2014*

Federal Home Loan Mortgage Corporation

By: *[Signature]* **Justin Jung**
First American Asset Closing Services, as Attorney-in-Fact
Authorized Signor of National Default REO Services, a
Delaware Limited Liability Company dba First American
Asset Closing Services ("FAACS"), as Attorney in
fact and/or agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143201
AUG 29 2014

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

Exhibit "A"

Parcel "A":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East W.M., Skagit County, Washington, lying Easterly of the Northern Pacific Railway right of way and lying Westerly of a line, said line being parallel to and 55 feet Easterly of the following described survey line:

Beginning at a point on the South boundary of said Section 8, said point bears in a Westerly direction along the South boundary of said Section 8, a distance of 507.2 feet from a 2 inch iron pipe for the South 1/4 corner of said Section 8; thence North 0 degrees 17' West, a distance of 274.2 feet; thence North 30 degrees 56' West, a distance of 424.6 feet; thence North 4 degrees 37' West, a distance of 438.8 feet; thence North 45 degrees 02' West, a distance of 345.5 feet to a point on the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 8, said point bears North 37 degrees 20' West, a distance of 1,659.9 feet from the South 1/4 corner of said Section 8.

Parcel "B":

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East W.M., which lies East of the centerline of said right-of-way



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Exhibit "B"

Reservations contained in deed conveying the Southwest 1/4 of the Southeast 1/4 and that portion of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East W.M., lying Easterly of the Northern Pacific Railway Company right of way, from Bass Lumber Company, et al, to T. J. Jackson, dated October 1, 1919, filed November 10, 1919, as Auditor's File No. 136819, and recorded in Volume 115 of Deeds, page 239, substantially as follows:

"There is, however, reserved for road purposes the old forty foot road right of way lying on the South side of the above described land and, also excepting and reserving from the above described land all petroleum, gas, coal or other valuable minerals right of entry to take and remove the same. It is understood that a forty foot public right of way shall be maintained along the Northern Pacific right of way and leading out to the road from the Northwest corner of the above described land."

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a corporation
Dated: December 7, 1955
Recorded: September 14, 1958
Auditor's No: 541550
Purpose: Pipe line
Area Affected: Portion of the Southeast 1/4 of the Southwest 1/4 lying East of railroad right of way

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Dated: March 10, 2000
Recorded: March 21, 2000
Auditor's No: 200003210121
Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances, together with the right of ingress and egress to and from, and access on and within said right-of-way
Area Affected: A 75 foot strip of land

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jerry Hammer; Associated S & L, LLC; David Swint
And: Dianna Weppler and John Weppler
Dated: February 19, 2001
Recorded: March 2, 2001
Auditor's No: 200103020012
Regarding: Lake Cavanaugh Water System

TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Associated S & L LLC
Recorded: April 10, 2001
Auditor's No: 200104100066
Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Dated: May 14, 2002
Recorded: May 17, 2002
Auditor's No: 200205170128
Purpose: An exclusive right-of-way and easement to locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances
Area Affected: 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of Grantees most Westerly pipeline

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation
And: Associated S & L, LLC
Dated: May 14, 2002
Recorded: May 17, 2002
Auditor's No: 200205170129
Regarding: Sale of all trees and associated rights thereof located within the clearing limits of NWP's proposed Evergreen Expansion pipeline easement



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DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Recorded: April 4, 2000
Auditor's No: 200004040069
Affects: Private roadways

PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 31, 2000
Recorded: April 4, 2000
Auditor's No: 200004040070
Executed by: Associated S & L, L.L.C.

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: January 13, 2005
Auditor's No.: 200501130005



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