



201410280046

Skagit County Auditor
10/28/2014 Page1 of 4 \$75.00
9:36AM

When recorded return to:
Robert and Beth McRae
20082 Prairie Road
Sedro Woolley, WA 98284

**SPECIAL WARRANTY DEED
(Not Statutory)**

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, PO Box 650043 Dallas, TX 75265-0043

LAND TITLE OF SKAGIT COUNTY

147035-0

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

in hand paid, bargains, sells, and conveys to Robert McRae and Beth McRae, husband and wife

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

Abbreviated Legal: Ptn Gov. Lot 1 In 3-35-3 E W.M.

Full Legal herein attached and incorporated as Exhibit "A"
Subject to: herein attached and incorporated as Exhibit "B"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144052
OCT 28 2014

Parcel Number(s): 350303-0-026-0003 PID No: P33747
350303-0-025-0004 PID No: P33746

Dated: 10/22/14

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

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

By: *[Signature]*
Name: Sherri Lichty
Its: Vice President

LPB 16-09(r)
Page 1 of 2

EXHIBIT "A"

The North 660 feet of that portion of Government Lot 1, in Section 3, Township 35 North, Range 3 East, W.M., lying Southerly of the North Samish River and Easterly of the following described line:

Beginning at the Southeast corner of those premises conveyed to Saraphine E. Trottier, by Deed dated August 27, 1904, filed August 31, 1904, under Auditor's File No. 49273, and recorded in Volume 57 of Deeds, page 615, at a point 1,044.78 feet East of the Southwest corner of said Government Lot 1; thence run North 12° East to the North Samish River and the terminal point of said line,

EXCEPT road, dike and ditch rights of way,

AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded December 7, 1904, in Volume 58 of Deeds, page 195,

ALSO that portion of Government Lot 1, Section 3, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the North line of said Government Lot 1, and the West line of the Worline County Road;

thence West, 52 feet, more or less, to the Bow County Road;

thence Southwesterly along the Bow County Road, 160 feet;

thence Southeast perpendicular to Bow County Road, 40 feet, more or less, to the North Samish River;

thence Northeast along the North Samish River to Worline County Road;

thence North along Worline Road to the North line of said Government Lot 1, and the point of beginning,

EXCEPT dike and ditch rights of way.

Situate in the County of Skagit, State of Washington.



201410280046

Skagit County Auditor
10/28/2014 Page

2 of

4 9:36AM

\$75.00

Exhibit B

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 FOR A SALES PRICE OF GREATER THAN \$ 114000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$ 114000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE 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.



201410280046

STATE OF Washington, COUNTY OF Snohomish

On this 2nd day of October, A.D. 2014, 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

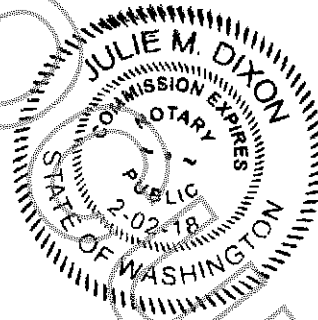
Therein described and acknowledged to me that he/she/they signed and sealed
the instrument as such Attorney in Fact for said Principal, freely and voluntarily,
for the uses and purposes therein mentioned, and on oath stated that the Power
of Attorney authorizing the execution of this instrument has not 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: 02-02-2018



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

