



201502050018

Skagit County Auditor

\$74.00

2/5/2015 Page

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3 9:41AM

When recorded return to:
Jonathon Houghton
24295 Willida Lane
Sedro Woolley WA 98284

**SPECIAL WARRANTY DEED
(Not Statutory)**

Land Title and Escrow

150895-0

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

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

in hand paid, bargains, sells, and conveys to Jonathon Houghton, a ~~single man~~ unmarried man

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

See Exhibit "A" For Legal Description

Abbrev Legal:

Tr. B, Survey #794429, Ptn SE ¼ of SW ¼. 7-35-5E W.M.

Parcel Number(s): 350507-3-004-0106 P38641

Dated: 1/23/15

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015-366

FEB 05 2015

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

Exhibit "A"

DESCRIPTION:

PARCEL "A":

Lot B of that certain Survey recorded December 12, 1973, under Auditor's File No. 794429, in Volume 1 of Surveys, page 28, records of Skagit County, Washington, said Survey being a portion of the Southeast ¼ of the Southwest ¼, Section 7, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across a 60.0 foot strip of land, the centerline of which is more particularly described as follows:

Beginning at the Southeast corner of the Southwest ¼ of Section 7, Township 35 North, Range 5 East, W.M.;

thence South 88°07'49" West along the South line of said subdivision for a distance of 75.89 feet to the West edge of the County Road right of way;

thence North 15°27'03" West along the edge of said County road right of way for a distance of 220.92 feet to the beginning of a tangent curve to the left having a radius of 3,057.21 feet;

thence along the arc of said curve through a central angle of 4°47'51" for a distance of 256.13 feet to the true point of beginning;

thence North 72°36'21" West for a distance of 140.29 feet to the beginning of a tangent curve to the left having a radius of 1,568.88 feet;

thence along the arc of said curve through a central angle of 7°17'38" for a distance of 199.73 feet;

thence North 80°53'00" West for a distance of 500.00 feet to a center point of a 50 foot cul-de-sac, said point being termination point of said centerline, EXCEPT that portion of said easement lying within the above described main tract.

Situate in the County of Skagit, State of Washington.



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9:41AM

STATE OF Washington, COUNTY OF Snohomish

On this 23rd day of January, A.D. 2015, 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

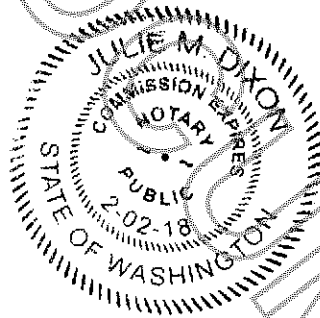
Therein described and acknowledged to me that he/she/they signed and sealed
the instrument as such Attorney in Fact for said Principal, freely and voluntarily,
for the uses and purposes therein mentioned, and on oath stated that the Power
of Attorney authorizing the execution of this instrument has not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



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