



Skagit County Auditor

\$74.00

6/25/2015 Page

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3 10:34AM

AFTER RECORDING MAIL TO:

Eduardo Nuno
12923 State Rt 9
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152373
JUN 25 2015

Amount Paid \$0

GUARDIAN NORTHWEST TITLE CO.

Filed for Record at Request of:

By Skagit Co Treasurer

Space above this line for Recorders use only

First American Title Insurance Company

By *man* Deputy

109382

BARGAIN AND SALE DEED

File No: 4251-2446967 (ST)

Date: June 16, 2015

Grantor(s): **Fannie Mae A/K/A Federal National Mortgage Association**

Grantee(s): **Eduardo Nuno**

Abbreviated Legal: **Lot 5, Block 3, Clear Lake TGW portion adjoining railroad**

Additional Legal on page:

Assessor's Tax Parcel No(s): **4138-003-005-0006/P74773 and 340401-0-087-0407/P23390**

THE GRANTOR(S), Fannie Mae A/K/A Federal National Mortgage Association, whose address is PO Box 650043, Dallas TX 75265-0043, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, conveys to Eduardo Nuno, a married man, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL A:

Lot 5, Block 3, PLAT OF CLEAR LAKE, SKAGIT COUNTY, according to the Plat thereof recorded in

Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the following described "Parcel X" lying between the Easterly extension of the Northerly

and Southerly lines of Parcel "A", above described.

Situated in Skagit County, Washington.

PARCEL X:

All that portion of the Burlington Northern Railroad Company's (formerly Pacific Railway Company's)

Seattle to Sumas, Washington 100 foot wide branch line right of way, being 50 feet wide on each side of

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Bargain and Sale Deed
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the branch line main track centerline as originally located and constructed upon, over, and across Government Lots 12 and 8 of Section 1, Township 34 North, Range 4 East, W.M.; and Government Lot 1 of Section 12, Township 34 North, Range 4 East, W.M., Skagit County, Washington, lying between two lines drawn at right angles to said Main Track centerline distant respectively 244 feet Southerly and 963 feet Northerly of the South line of said Section 1 as measured along said Main Track centerline. The intersection of said Main Track centerline with East-West centerline; being further shown cross-hatched on the map marked Exhibit "A-1" attached to and made a part of that certain Quit Claim Deed recorded January 19, 1989 under Auditor's File No. 8901160076 records of Skagit County, Washington. Situated in Skagit County, Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$66,002.40 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 \$66,002.40 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.

Grantee EN

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Bargain and Sale Deed
- continued

File No.: 4251-2446967 (ST)

Date: 06/16/2015

Fannie Mae A/K/A Federal National
Mortgage Association

By: First American Title Insurance
Company, Attorney in Fact

By: Sandra Taylor VP
Authorized Signor

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

STATE OF

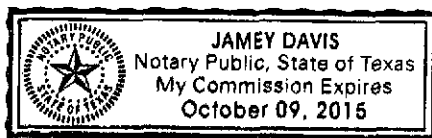
Texas

COUNTY OF

Dallas

I certify that I know or have satisfactory evidence
that Sandra Taylor VP is/are the person(s) who appeared
before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath
stated that he/she/they is/are authorized to execute the instrument and acknowledged it as
the VP of **Fannie Mae A/K/A Federal National
Mortgage Association** to be the free and voluntary act of such party(ies) for the uses and
purposes mentioned in this instrument.

Dated: 6-18-15



Jamey Davis
Notary Public in and for the State of Texas
Residing at: Dallas County
My appointment expires: 10-9-15