



201607190101

Skagit County Auditor \$75.00  
7/19/2016 Page 1 of 3 11:54AM

When Recorded Return to:  
Daniel Thomas and Brenda Thomas  
211 Garden Of Eden Road  
Sedro Woolley, WA 98284

Prepared by:  
Candace M. Wilkerson  
Attorney at Law  
P.O. Box 45545  
Seattle WA 98145

Escrow No. FMN10105

Order No.: FMN10105

Assessor's Property Tax Parcel Number(s): P37432

Lawyer's Title  
#66610177

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 3035  
JUL 19 2016

Amount Paid \$ 0  
Skagit Co. Treasurer  
By HB Deputy

**BARGAIN AND SALE DEED**

THE GRANTOR, FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of The United States of America, who acquired title as FEDERAL NATIONAL MORTGAGE ASSOCIATION, residing at PO Box 650043, Dallas, TX 75265, for and in consideration of One Hundred Fifty Thousand Eight Hundred Seventy-Five and NO/100 Dollars (\$150,875.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to DANIEL THOMAS and BRENDA THOMAS, husband and wife, as Joint Tenants with rights of survivorship, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, City of Sedro Woolley Short Plat No. SW-04-00, approved November 20, 2000, and recorded November 20, 2000, under Auditor's File No. 200011200119, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

BEING the same property which NORTHWEST TRUSTEE SERVICES, INC. as present

Trustee under Deed of Trust granted and conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed dated August 17, 2015, recorded August 20, 2015, as Instrument No. 201508200066 in the Office of the Recorder of Deeds of Skagit County, State of Washington.

Commonly Known As: 211 Garden Of Eden Road, Sedro Woolley, WA 98284

The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires, and, in all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Dated this 5<sup>th</sup> day of July, 2016.

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of The United States of America, who acquired title as FEDERAL NATIONAL MORTGAGE ASSOCIATION, by LAWYERS TITLE COMPANY, as Attorney-in-Fact

By: [Signature]

Printed Name: Katherine Mellikin

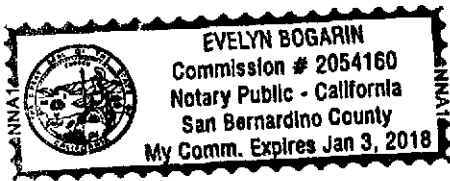
Its: Authorized Signatory

STATE OF California )  
 ) ss  
COUNTY OF Riverside )

I certify that I know or have satisfactory evidence that Katherine Mellikin is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Signatory of **LAWYERS TITLE COMPANY, as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of The United States of America, who acquired title as FEDERAL NATIONAL MORTGAGE ASSOCIATION** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 5, 2016

[Signature]  
NOTARY PUBLIC in and for the State of ~~Washington~~, California  
residing at San Bernardino County  
My commission expires: 7/3/18



**CHICAGO TITLE INSURANCE COMPANY**

AS ISSUING AGENT 1-800-943-1196

Title No LTICIE-L1505B5

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOT 1, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-04-00, APPROVED NOVEMBER 20, 2000, AND RECORDED NOVEMBER 20, 2000, UNDER AUDITOR'S FILE NO. 200011200119, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P37432

Commonly known as 211 Garden of Eden Road, Sedro Woolley, WA 98284  
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 1, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-04-00