

When recorded return to:  
Hanson Family Investments LLC  
31539 Prevedal Lane  
Lyman, WA 98263

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620043363

FHA Case No. 561-842655

CHICAGO TITLE CO.  
620043363  
**BARGAIN AND SALE DEED**

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Heather Beauvais  
Affidavit No. 2020-2894  
Date 07/31/2020

**THE GRANTOR(S)**

Secretary of housing and Urban Development

for and in consideration of in hand paid, bargains, sells, and conveys to  
Hanson Family Investments LLC

the following described estate, situated in the County of Skagit, State of Washington:  
Tax Parcel Number(s): P41483 / 350617-0-142-0003

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 873 feet North and 224 feet East of the Southwest corner of said Northwest 1/4 of the Northeast 1/4;  
running thence East 66 feet; thence North to Puget Sound and Baker River Railway right of way;  
thence in a Westerly direction along said right of way to a point directly North of the point of beginning;  
thence South to the point of beginning;

TOGETHER WITH the following described parcel:

Beginning at the Southeast corner of the parcel described in Statutory Warranty Deed to Richard

**BARGAIN AND SALE DEED**

(continued)

F. Lloyd and Donna M. Lloyd filed under Auditor's File No. 8409280055 in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M. according to the survey thereof filed under Auditor's File No. 199909100029;  
thence North 02 degrees 03'18" East along the East line thereof, a distance of 174.46 feet to the Northeast corner thereof;  
thence Easterly and Southerly along an existing fence line through the following seven courses:  
South 73 degrees 41'06" East, a distance of 15.95 feet;  
thence South 01 degree 19'19" East, a distance of 31.74 feet;  
thence South 03 degrees 50'56" East, a distance of 17.99 feet;  
thence South 03 degrees 15'09" East, a distance of 60.14 feet;  
thence South 05 degrees 18'34" West, a distance of 10.40 feet;  
thence South 01 degree 52'12" West, a distance of 15.97 feet;  
thence South 01 degree 58'04" East, a distance of 31.77 feet to the end of said existing fence;  
thence South 02 degrees 52'28" West, a distance of 3.40 feet to the Easterly projection of the South line of said Lloyd Parcel;  
thence North 87 degrees 07'32" West along said projection, a distance of 26.38 feet to the point of beginning of this description.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

**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. *The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.*

In witness whereof, the undersigned has set his/her hand and seal as a principal and/or officer of \_\_\_\_\_BLB\_\_\_\_\_, Management and marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of housing and Urban

**BARGAIN AND SALE DEED**  
(continued)

Dated: July 31, 2020

BY: 

Johnny Tran  
Authorized Agent

The Secretary of Housing and Urban Development  
By: BLB Resources, Authorized Signer

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

*See attached*

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of OrangeOn 07/29/2020 before me, Maria V. Hernandez - Notary Public  
(insert name and title of the officer)

personally appeared Johnny Tran  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria V. Hernandez (Seal)