

When recorded return to:

Hans D. Lukner and Sonja D. Lukner
2327 W. Meadow Drive
Mount Vernon, WA 98273



201104250082
Skagit County Auditor

4/25/2011 Page 1 of 2 1:54PM

Filed for Record at Request of
Routh Crabtree Olsen, P.S.
Escrow Number: 7190-008469

BARGAIN AND SALE DEED

101224

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Federal Home Loan Mortgage Corporation, or and in consideration of Ten Dollars or other good and valuable consideration, in hand paid, bargains, sells, and conveys to Hans D. Lukner and Sonja D. Lukner, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Section 11, Township 35, Range 4; Ptn. N 1/2 (aka Lot 1, Short Plat No. 97-0051)

Tax Parcel Number(s): 350411-1-005-0104 (P36174)

Section 11, Township 35, Range 4; Ptn. N 1/2 (aka Lot 1, Short Plat No. 97-0051)

See Attached Exhibit "A" for Complete Legal Description

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

DATED: April 20, 2011

Federal Home Loan Mortgage Corporation
By: Routh Crabtree Olsen, P.S., its Attorney in Fact

By: [Signature] FHLMC by RCO as AIF

Andrea Kulp, on behalf of RCO

STATE OF Washington }
COUNTY OF King } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1194
APR 25 2011

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

I certify that I know or have satisfactory evidence that Andrea Kulp is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Federal Home Loan Mortgage Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 20, 2011

[Signature]
Tanea Robinson
Notary Public in and for the State of Washington
Residing at King Co.
My appointment expires: 4-29-2011



Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 1 of Skagit County Short Plat No. 97-0051, approved March 11, 1999 and recorded March 18, 1999 under Auditor's File No. 9903180008 in Volume 14 of Short Plats, pages 8 and 9, records of Skagit County, Washington, being a portion of the North 1/2 of Section 11, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Erna Lane, as delineated on the face of said Short Plat;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described portion of Lot 2 of said Short Plat:

Beginning at the Northwesterly corner of said Lot 2; thence South 30 degrees 38'38" East, a distance of 155.27 feet; thence South 71 degrees 43'18" East, a distance of 54.33 feet; thence North 40 degrees 02'50" East 49.83 feet to a point on the North line of said Lot 2; thence North 55 degrees 21'26" West along the North line of said Lot 2, a distance of 197.87 feet to the point of beginning.



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Skagit County Auditor