



200408030158
Skagit County Auditor
1 of 4 1:40PM
8/3/2004 Page

AFTER RECORDING MAIL TO:

Name Donald G. Neitzel/Holly B. Neitzel
Address 1011 N. 12th Street
City/State Mount Vernon, WA 98273

FIRST AMERICAN TITLE CO.

82042-E-1

Document Title(s): (or transactions contained therein)

1. Special Warranty Deed (Washington)
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document



**First American Title
Insurance Company**

(this space for title company use only)

Grantor(s): (Last name first, then first name and initials)

1. Secretary of Veterans Affairs, an Officer of the United States of America
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Donald G. Neitzel
2. Holly B. Neitzel
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 15 and 16, Block 18 "Sedro"

☒ Complete legal description is on page 1 of document

Assessor's Property Tax Parcel / Account Number(s): 4149-018-016-0008 P75498

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**SPECIAL WARRANTY DEED
(WASHINGTON)**

Completed By: Boiko & Osimani, P.C., 3447 North Lincoln Ave., Chicago, IL 60657
Department of Veterans Affairs
Washington, DC

THIS INDENTURE, made on the 19th day of July, 2004, by and between the **Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Washington, party of the first part, and **DONALD G. NEITZEL AND HOLLY B. NEITZEL** husband and wife, 1011 N. 12th Street, Mount Vernon, WA 98273.

(Name and Address of Grantee)

Party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **SKAGIT** and State of **WASHINGTON** known and described as follows, to wit:

LOTS 15 AND 16, BLOCK 18, "PLAT OF TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 17, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

4065
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2004

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



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Permanent Real Estate Numbers: **4149-018-016-0008**

Address of the Real Estate: **812 FIDALGO STREET, SEDRO WOOLLEY, WA 98284**

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Pursuant to provisions of 38 U.S.C. 1620(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

**Secretary of Veterans Affairs
An Officer of the United States**

By: **MICHAEL MORELAND**

Its: **Director, ICE**

OCWEN Federal Bank, FSB

**Pursuant to a delegation of authority
contained in 38 C.F.R. § 36.4342 (f)**



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Skagit County Auditor

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

STATE OF FLORIDA

ORANGE COUNTY

MICHAEL MORELAND

On this date, before me personally appeared Director, REU,
pursuant to a delegation of authority contained in 38 C.F.R..

§ 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 19th day of July, 2004.

Deon Rameshwar Paul
Notary Public

My term Expires:



Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008



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Skagit County Auditor