



200802050071

Skagit County Auditor

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1 3:44PM

WHEN RECORDED RETURN TO:
 Danielle S. Stites
 1730 Starflower Lane
 Sedro Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.

93762-1

SPECIAL WARRANTY DEED

(RCW 64.04.040 Bargain & Sale Deed Form and Effect)

THIS INDENTURE made on the 24th day of January, 2008, 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 Danielle S. Stites, an unmarried person hereinafter referred to as GRANTEE.

WITNESSETH, that GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) paid by GRANTEE, the receipt whereof is acknowledged, and other valuable consideration, bargains, sells and conveys unto GRANTEE, and their successors and assigns, forever, but without recourse, representation of warranty (statutory or otherwise), except as expressed herein, all of its right, title and interest in and to that parcel of land described as follows to wit:

Lot 5, "SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER", according to the plat thereof, recorded May 9, 2003, under Skagit County Auditor's File No. 200305090001, records of Skagit County, Washington.

APN: 4813-000-005-0000 (P120310)

together with all and singular the hereditaments and appurtenances thereunto belonging, or appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demands whatsoever, of the said GRANTOR, either in law or equity, or, in and to the above bargained premises, with the said herditaments and appurtenances; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said GRANTEE, their successors and assigns forever.

Effective as of this date first set forth above. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Pursuant to provisions of 38 U.S.C. 3720(a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

1-24-08

Secretary of Veterans Affairs,
 An Officer of the United States of America

By: **MICHAEL MORELAND**
 Director, VA REG

Ocwen Loan Servicing LLC pursuant to a delegation of authority contained in 38 C.F.R. 36.4347

STATE OF FLORIDACOUNTY OF ORANGE

On this date, before me personally appeared

MICHAEL MORELAND, Pursuant to a delegation of authority contained in 38 C.F.R. 36.4347, to me known to be the person who executed the foregoing instrument on behalf of Secretary of Veterans Affairs and acknowledged that he executed the same as the free act and deed said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of FL aforesaid, this 25 day of January, 2008.

375
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

FEB 05 2008

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

NOTARY PUBLIC in and for the State of FLORIDA
 Residing at ORANGE
 My Commission expires May 30, 2010

NOTARY PUBLIC-STATE OF FLORIDA
 Pasquale V. Palazzolo
 Commission # DD558208
 Expires: MAY 30, 2010
 BONDED THRU ATLANTIC BONDING CO., INC.