



201011160067

Skagit County Auditor

11/16/2010 Page 1 of 3 11:48AM

LAND TITLE OF SKAGIT COUNTY

138173.0E

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After recording return to:

SHAWN THOMPSON

DANNA THOMPSON

7268 SLED RUN ROAD

CONCRETE, WA 98237

Mail Tax Statements to:

Shawn Thompson

Danna Thompson

7268 Sledrun Road

Concrete, WA 98237

Parcel ID # P64065

ABBREVIATED LEGAL: Lot 7, CEDARGROVE ON THE SKAGIT, Vol 9 of Plats

SPECIAL WARRANTY DEED

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*

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF FIFTY FIVE THOUSAND FIVE HUNDRED
and NO /100 DOLLARS (\$55,500.00), and other
good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is
hereby acknowledged, on this 12th day of November, 2010, THE
SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a
business address of Department of Veterans Affairs, Washington, DC 20420, hereinafter
referred to as "GRANTOR", does hereby grant, convey and warrant unto SHAWN
THOMPSON and DANNA THOMPSON, husband and wife, residing at 1273 Rickover Drive,
Coupeville, WA 98239, hereinafter referred to as "GRANTEE", the following land and
property, together with all improvements located thereon, , as community property with the right
of survivorship, lying in the County of Skagit, State of Washington, to-wit:

**LOT 7, "CEDARGROVE ON THE SKAGIT," AS PER PLAT RECORDED IN VOLUME
9 OF PLATS, PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF SKAGIT
COUNTY, WASHINGTON.**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3481
NOV 16 2010

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

PROPERTY ADDRESS: 8285 Cedar Grove Avenue, Concrete, WA 98237

The legal description was obtained from a previously recorded instrument.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid;

(THIS SPACE WAS INTENTIONALLY LEFT BLANK)

Signature Page follows



201011160067

Skagit County Auditor

11/16/2010 Page

2 of

3 11:48AM

IN WITNESS WHEREOF, Grantor executes this document on the day and year first written above.

WITNESS

First Witness

Alecia Bryant

Print Name

Second Witness

Pennie Clayton

Print Name

STATE OF TEXAS

COUNTY OF COLLIN

THE SECRETARY OF VETERANS

AFFAIRS, An officer of the United States of America,

By:

Cindy Ton, Assistant Secretary

Printed Name

Title

The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 12th day of November, 2010, the undersigned authority, personally appeared Cindy Ton, who is the Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed on behalf of said Secretary.

Notary Public

PRINTED NAME: Stephanie Allen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RESIDING AT: TEXAS

MY COMMISSION EXPIRES ON: 10-2-2013

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

This Instrument Prepared Under The Supervision Of:

P. DeSantis, Esquire

By: Law's Specialty Group, Inc. 235 West Brandon Blvd., #191 Brandon, Florida 33511

866-755-6300



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