



201012230104

Skagit County Auditor

12/23/2010 Page 1 of 3 4:12PM

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After recording return to:

GUARDIAN NORTHWEST TITLE CO.
101041-1

Mail Tax Statements to:

P. Richard Moore

346 Tillicum Way
Camano Island WA
98282

Parcel ID # 4114-048-024-0006 p73747

Property Address

214 South Street
Hamilton, WA 98255

ABBREVIATED LEGAL:

LOT 1, 2, 23 AND 24, BLOCK 48, "THE HAMILTON TOWNSITE
COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON,
WASH."

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 Seventy nine thousand three hundred
twenty five and 00/100 DOLLARS (\$ 79,325.00), and other
good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is
hereby acknowledged, on this 2nd day of December, 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 P. RICHARD
MOORE, an unmarried person, residing at 346 Tillicum Way, Camano Island
WA 98282, hereinafter referred to as "GRANTEE", the following land and property,
together with all improvements located thereon, lying in the County of Skagit, State of
Washington, to-wit:

LOTS 1, 2, 23 AND 24, BLOCK 48, "THE HAMILTON TOWNSITE COMPANY'S THIRD
ADDITION TO THE TOWN OF HAMILTON, WASHINGTON," AS PER PLAT RECORDED IN
VOLUME 2 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON,
EXCEPT THAT PORTION IF ANY LYING WITHIN THE BED AND SHORES OF THE
SKAGIT RIVER.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3913
DEC 23 2010

Amount Paid \$
Skagit Co. Treasurer
By mm Deputy

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY STATUTORY WARRANTY DEED FROM BAC HOME LOANS SERVICING, LP RECORDED SEPTEMBER 14, 2010, AS INSTRUMENT NO.: 201009140140, IN SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 214 South Street, Hamilton, WA 98255
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 Grantee's 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



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

WITNESS

Yoshi Clipper
First Witness

Yoshi Clipper

Print Name

Judith Casey
Second Witness

Judith Casey

Print Name

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America,

By: Alice Chin

Alice Chin, Asst 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)

STATE OF TEXAS

COUNTY OF COLLIN

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 2nd day of December, 2010, the undersigned authority, personally appeared Alice Chin, 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.

Eric Sims
Notary Public

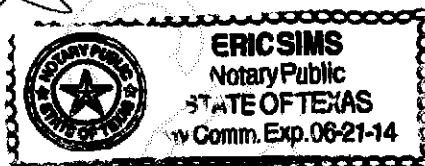
Eric Sims

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RESIDING AT: COLLIN

MY COMMISSION EXPIRES ON: _____



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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Skagit County Auditor