



201106080027

Skagit County Auditor

6/8/2011 Page 1 of 3 12:08PM

LAND TITLE OF SKAGIT COUNTY

139410-0

-----Above This Line Reserved For Official Use Only-----

After recording return to:

Aaron Young
1500 A E College Way, Pm 15 481
Mt Vernon WA 98273

Mail Tax Statements to:

Aaron Young
Kylie Spitler
5449 Emerald Court
Mount Vernon, WA 98273

Parcel ID # 4915-000-188-8000 / P125400

ABBREVIATED LEGAL: SKAGIT CTY, WA, LOT 188, PLAT OF SKAGIT HIGHLANDS
DIVISION V P41

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 One Hundred Fifty Two Thousand Nine Hundred and 00/100 DOLLARS (\$152,900.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 7th day of June, 2011, 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 AARON YOUNG, a single/married/unmarried person and KYLIE SPITLER, a single/married/unmarried person, residing at 5449 Emerald Court, Mount Vernon, WA 98273, hereinafter referred to as "GRANTEES", the following land and property, together with all improvements located thereon, lying in the County Skagit, State of Washington, to-wit:

LOT 188, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1692

JUN 08 2011

Amount Paid \$25
Skagit Co. Treasurer
By nam Deputy

UNRECORDED
BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS
AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA RECORDED _____
12-13-10, IN BOOK _____, PAGE _____/INSTRUMENT
NO. 201012130185, SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 5449 Emerald Court, Mount Vernon, WA 98273
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;

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

Signature Page Follows



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

~~Recording state does not require any witnesses~~ **THE SECRETARY OF VETERANS AFFAIRS**, An officer of the United States of America,

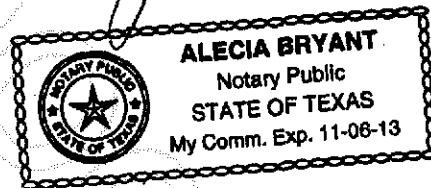
By: *Pennie Clayton*
Pennie Clayton, Asst./Secretary
Printed Name Title
The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. §36.4345(f)

STATE OF TEXAS } COUNTY OF COLLIN }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 24 day of May, 2011, the undersigned authority, personally appeared Pennie Clayton, 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.

Alecia Bryant
Notary Public

PRINTED NAME: *Alecia Bryant*
NOTARY PUBLIC IN AND FOR THE STATE OF TX
RESIDING AT: _____
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



201106080027
Skagit County Auditor