

When recorded return to:

Stonecrest Income and Opportunity Fund-I, LLC  
4300 Stevens Creek Blvd, Suite 275  
San Jose, CA 95129



201107150131  
Skagit County Auditor

7/15/2011 Page 1 of 5 3:47PM

138403-0

**SPECIAL WARRANTY DEED  
(Not Statutory)**

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration

in hand paid, bargains, sells, and conveys to Stonecrest Income and Opportunity Fund-I, LLC, a California limited liability company

the following described estate, situated in the of Skagit County, State of Washington:

See Exhibit A attached hereto and made a part hereof

See Exhibit B attached hereto and made a part hereof

Abbreviated Legal: Ptn Lots 13 & 14, Blk B, Garden Add. To Mt. Vernon

Tax Parcel Number(s): 3723-002-014-0109 P52885

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2122

JUL 15 2011

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

Dated: 07/12/2011

Old Republic Title, Ltd., attorney-in-fact for Federal National Mortgage Association

*Sherri Lichte*

By: Sherri Lichte, Vice President of Old Republic Title, Ltd

STATE OF  
COUNTY OF

ss.

I certify that I know or have satisfactory evidence that

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that signed  
this instrument, on oath stated that authorized to execute the instrument and acknowledge it as  
the of  
to be

the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

\_\_\_\_\_  
Notary name printed or typed:  
Notary Public in and for the State of  
Residing at  
My appointment expires:



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LPB 16-09(r)  
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STATE OF Washington, COUNTY OF Snohomish

On this 14th day of July, A.D. 2011, before me, the undersigned, a Notary Public in and for the State of Washington, Duly commissioned and sworn personally appeared

Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

Therein described and acknowledged to me that he/she/they signed and sealed the instrument as such Attorney in Fact for said Principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Sherri Lichty is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

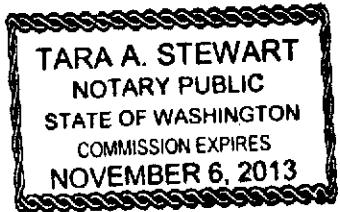
Tara A Stewart

Printed Name: Tara A. Stewart

Notary Public in and for the State of Washington

Residing at Marysville

My Commission Expires: 11/06/13



Please place Notary Stamp/Seal Above This line  
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS



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Exhibit A

The North 60 feet of Lots 13 and 14, Block B, "PLAN OF GARDEN ADDITION TO MT. VERNON," as per plat recorded in Volume 3 of Plats, page 34, records of Skagit County, Washington, EXCEPT the West 10 feet of said Lot 14, AND EXCEPT the East 12 feet of said Lot 13.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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**Exhibit B**

Escrow holder is hereby instructed and authorized to cause the policy of title insurance in favor of the buyer herein subject to the following deed restriction: Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$ 104,580.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$ 104,580.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.



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