

**Recording requested by:**  
ServiceLink

**Return Address:**  
Robert A. Larsen and Debra S. Larsen  
17340 Lakeview  
Mount Vernon, WA 98273



201201030099  
Skagit County Auditor

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CHICAGO TITLE  
620013714

<b>Document Title(s)</b> SPECIAL LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b> Federal National Mortgage Association
<b>Grantee(s)</b> Robert A. Larsen and Debra S. Larsen, Husband and Wife
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) Unit Apt 9 Condo Fellman Condo
<b>Assessor's Property Tax Parcel/Account Number</b> 4398 000 009 0003
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**SPECIAL/LIMITED WARRANTY DEED**

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16608.

After Recording Return To:

**Robert A. Larsen and Debra S. Larsen, Husband and Wife**  
**17340 Lakeview Mount Vernon, WA 98273**

Commitment Number: 2805306  
Seller's Loan Number: 1705076280

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**P81432 and 4398 000 009 0003**

**ABBREVIATED LEGAL: Unit Apt 9 Condo Fellman Condo.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20127  
JAN 03 2012

Amount Paid \$  
Skagit Co. Treasurer  
By *hdm* Deputy

**Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000 Dallas, TX 75254**, hereinafter grantor, for \$40,000.00 (Forty Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Robert A. Larsen and Debra S. Larsen, Husband and Wife** hereinafter grantee, whose tax mailing address is **17340 Lakeview, Mount Vernon, WA 98273**, the following real property:



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**LEGAL DESCRIPTION:**

**For APN/Parcel ID(s): P81432 and 4398-000-009-0003**

Apartment 9, FELLMAN CONDOMINIUM, a condominium, according to Declaration thereof recorded under Auditor's File No. 7905090046 and any amendments thereto; AND Survey Map and Plans thereof recorded in Volume 12 of Plats, pages 58 through 63, records of Skagit County, Washington; being a portion of Lots 1 and 2, MOUNT VERNON SHORT PLAT NO. 13-77, recorded July 29, 1977, in Volume 2 of Short Plats, page 93, records of Skagit County, Washington.

TOGETHER WITH an undivided 10% interest in the common areas and limited common areas described in Articles 4, 5, 6 and 19 of said Declaration.

TOGETHER WITH the exclusive use of parking space 9 and storage unit 9 and the patio area and deck which is adjacent to Apartment 9, as shown on survey map and floor plans recorded May 9, 1979, in Volume 12 of Plats, pages 58 through 63, inclusive, under Auditor's File No. 7905090047, and as identified in Article 6 of Declaration recorded May 9, 1979, under Auditor's File No. 7905090046, records of Skagit County, Washington.

Situated in Skagit County, Washington

**Property Address is: 1207 N. 8th Street, #9 Mount Vernon, WA 98273.**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 48,000.00 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 \$ 48,000.000 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 REALTED TO A MORTGAGE OR DEED OF TRUST.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **201106060078**



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Executed by the undersigned on Dec 30, 2011:

**Federal National Mortgage Association**

**By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: Megan Mills

Name: Megan Mills

Title: AVP

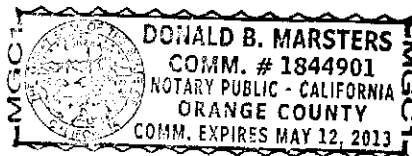
STATE OF California  
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 30<sup>th</sup> day of Dec, 2011, by Megan Mills of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown Photo ID. as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Deed B. Marsters

NOTARY PUBLIC

My Commission Expires MAY 12, 2013



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Skagit County Auditor