

Recording requested by:
ServiceLink

Return Address:
Sinclair K HUnd and Erma L HUnd
8059 State Route 9
Sedro Woolley WA 98284



201203200042
Skagit County Auditor

3/20/2012 Page 1 of 4 12:07PM

Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) Sinclair K Hund and Erma L Hund husband and wife
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) L 1 Sec 18 T 35 N R 5 E WM Skagit County WA
Assessor's Property Tax Parcel/Account Number P39315 P3919 P39320
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.

Recording Requested By
ServiceLink

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:

Sinclair K. Hund and Erma L. Hund
8059 State Route 9 Sedro Woolley WA 98284

Commitment Number: 2926294

Seller's Loan Number: 1703006077

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P39315

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 725
MAR 20 2012

Amount Paid \$ **0**
Skagit Co. Treasurer
By **ME** Deputy

ABBREVIATED LEGAL: L 1 SEC 18 T 35 N R 5 E WM SKAGIT COUNTY WA

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$196,350.00 (One Hundred Ninety-Six Thousand Three Hundred and Fifty Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Sinclair K. Hund and Erma L. Hund husband and wife**, hereinafter grantees, whose tax mailing address is **8059 State Route 9 Sedro Woolley WA 98284**, the following real property:



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LEGAL DESCRIPTION:

The South 165 feet of the North 315 feet of the North one third of Government Lot 1 in Section 18, Township 35 North, Range 5 East of the Willamette Meridian; except the following described property: A portion of the North one third of Lot 1 of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, less one half of county road along the West line thereof, described as follows: Commencing at the Northwest corner of said Tract; thence South along the West line thereof, 150 feet to point of beginning; thence South along West line thereof, 125 feet; thence East 346 feet; thence North 125 feet; thence West 346 feet, to the point of beginning. Also except State Highway 9 along the West boundary thereof. Situated in Skagit County, Washington.

Assessors Parcel Number: P39315

Property Address is: 8059 State Route 9 Sedro Woolley WA 98284.

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 grantees forever.

Prior instrument reference: 201105060077

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$235,620.00 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 \$235,620.00 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.



201203200042

Skagit County Auditor

Executed by the undersigned on March 14th, 2012:

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

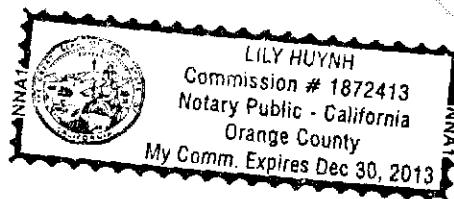
STATE OF CA

COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 14 day of March, 2012, 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.

NOTARY PUBLIC

My Commission Expires 12/30/13



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Skagit County Auditor