

Recording requested by:
ServiceLink



201203280099
Skagit County Auditor

3/28/2012 Page 1 of 4 3:54PM

Return Address:
SARAH MERCHANT
912 ORANGE AVENUE
BURLINGTON, WA 98233

Document Title(s) SPECIAL/LIMITED WARRANTY DEED	CHICAGO TITLE 620 015154
Reference Number(s) of Documents assigned or released:	
Grantor(s) Federal National Mortgage Association	
Grantee(s) SARAH MERCHANT, AN UNMARRIED WOMAN	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOTS(S): LOTS 6, 7 & 8 Block: BLK 78 AMENDED PLAT OF BURLINGTON	
Assessor's Property Tax Parcel/Account Number P71837 / 4076-078-008-0009	
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:

SARAH MERCHANT
912 ORANGE AVENUE BURLINGTON, WA 98233

Commitment Number: 2955835
Seller's Loan Number: 1702379443

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P71837 / 4076-078-008-0009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012840
MAR 28 2012

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

ABBREVIATED LEGAL: LOTS 6, 7 & 8 BLOCK: BLK 78 AMNENDED PLAT OF BURLINGTON

Federal National Mortgage Association, whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereinafter grantor, for \$140,000.00 (One Hundred Forty Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **SARAH MERCHANT, AN UNMARRIED WOMAN**, hereinafter grantee, whose tax mailing address is 912 ORANGE AVENUE BURLINGTON, WA 98233, the following real property:



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LEGAL DESCRIPTION:

LOTS 6, 7 AND 8, BLOCK 78, AMENDED PLAT OF BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON

Assessors Parcel Number: P71837 / 4076-078-008-0009

Property Address is: 912 ORANGE AVENUE BURLINGTON, WA 98233.

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: **201111020073**



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Executed by the undersigned on 3/26, 2012:

Federal National Mortgage Association

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

By: [Signature]

Name: Dawn Castaneda

Title: AVP

STATE OF CA
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 26 day of March, 2012, by Dawn Castaneda 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.

Donald B. Marsters
NOTARY PUBLIC
My Commission Expires MAY 12 2013

