

Recording requested by:
ServiceLink

Return Address:
LOWELL W. ENGBERG
BERNICE FAY ENGBERG
819 TRAIL ROAD
SEDRO-WOOLLEY, WA 98284



201204260033
Skagit County Auditor

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CHICAGO TITLE

620015263

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) LOWELL W. ENGBERG AND BERNICE FAY ENGBERG, HUSBAND AND WIFE
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) E 1/2 of W 1/2 of SE 1/4 of SW 1/4 of Section 1, Township 35 N Range 4E, Skagit Assessor's Property Tax Parcel/Account Number WA P101571 / 350401-3-014-0200
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:

LOWELL W. ENGBERG and BERNICE FAY ENGBERG
819 TRAIL ROAD, SEDRO-WOOLLEY, WA 98284

Commitment Number: 2975570

Seller's Loan Number: 1705592066

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P101571 / 350401-3-014-0200

ABBREVIATED LEGAL: PTN SE SW, 01-35-04

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1146

APR 26 2012

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

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$136,500.00 (One Hundred and Thirty-Six Thousand Five Hundred Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **LOWELL W. ENGBERG and BERNICE FAY ENGBERG, HUSBAND AND WIFE**, hereinafter grantees, whose tax mailing address is **819 TRAIL ROAD, SEDRO-WOOLLEY, WA 98284**, the following real property:



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LEGAL DESCRIPTION:

THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M, EXCEPT ROAD ALONG THE SOUTH LINE THEREOF

Assessor's Parcel Number: P101571 / 350401-3-014-0200

Property Address is: 23339 MOSIER ROAD, 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: **201108120043**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$163,800.00 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 \$163,800.00 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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Executed by the undersigned on 4/20, 2012:

Federal National Mortgage Association

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

By: Megan Mills

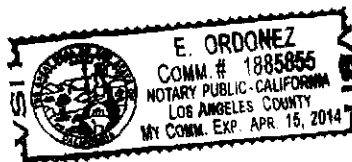
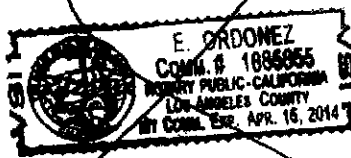
Name: Megan Mills

Title: AVP

STATE OF CA
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20 day of April, 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.

E. Ordonez
NOTARY PUBLIC
My Commission Expires 4/15/14



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