

Recording requested by:
ServiceLink

Return Address:
Ronald D. John and Delia A. John
16942 Sockeye Drive,
Mount Vernon, WA 98274



201204270071
Skagit County Auditor

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Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) Ronald D. John and Delia A. John Husband and Wife
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) L 75 Nookachamp Hills PUD #11A auditors #200309150157
Assessor's Property Tax Parcel/Account Number P120755
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:

Ronald D. John and Delia A. John
16942 Sockeye Drive, Mount Vernon, WA 98274

20121164
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Commitment Number: 2934531

Seller's Loan Number: 1710780602

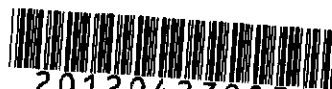
APR 27 2012

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P120755

Amount Paid \$ ☒
Skagit Co. Treasurer
By *IF* Deputy

ABBREVIATED LEGAL: L 75 Nookachamp Hills PUD #11A auditors #200309150157

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$283,000.00 (Two Hundred and Eighty-Three Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Ronald D. John and Delia A. John Husband and Wife**, hereinafter grantees, whose tax mailing address is **16942 Sockeye Drive, Mount Vernon, WA 98274**, the following real property:



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LEGAL DESCRIPTION:

Lot 75, "Nookachamp Hills PUD, Phase 11A", as per plat recorded September 15, 2003 under Skagit County Auditor's File No. 200309150157. State of Washington Assessor's Parcel Number: P120755

Property Address is: 16942 Sockeye Drive, Mount Vernon, WA 98274.

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: **201201060085**



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Executed by the undersigned on April 23RD, 2012:

Federal National Mortgage Association

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

By: Megan Mills

Name: Megan Mills

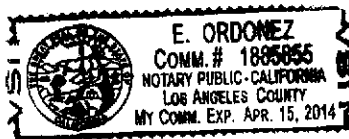
Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23RD 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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