

Recording requested by:
ServiceLink



201205010039

Skagit County Auditor

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4 12:33PM

Return Address:
Nathan A. Gadbois and Danielle R. Gadbois
4733 Mount Baker Loop,
Mount Vernon, WA 98273

Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) Nathan A. Gadbois and Danielle R. Gadbois , Husband and Wife
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) L 60 Skagit Highlands Division II, auditors No 200604040052 Skagit County WA
Assessor's Property Tax Parcel/Account Number P124280 4887.000 · 060 · 0000
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:

Nathan A. Gadbois and Danielle R. Gadbois
4733 Mount Baker Loop, Mount Vernon, WA 98273

20121229
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Commitment Number: 2855134

Seller's Loan Number: 1705409393

MAY 01 2012

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P124280 / 4887 · 000 · 000 · 0000

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

ABBREVIATED LEGAL: L 60 Skagit Highlands Division II, auditors No 200604040052
Skagit County WA

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$180,000.00 (One Hundred and Eighty Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Nathan A. Gadbois and Danielle R. Gadbois**, Husband and Wife, hereinafter grantees, whose tax mailing address is **4733 Mount Baker Loop, Mount Vernon, WA 98273**, the following real property:



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LEGAL DESCRIPTION:

Lot 60, "Skagit Highlands, Division II", as per Plat recorded on April 4, 2006, under Auditor's File No. 200604040052, Records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Parcel Number: P124280/4887.000.000.0000

Property Address is: 4733 Mount Baker Loop, Mount Vernon, WA 98273.

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: 201107290119



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Skagit County Auditor

Executed by the undersigned on 4-30-, 2012:

Federal National Mortgage Association

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

By: Megan Mills

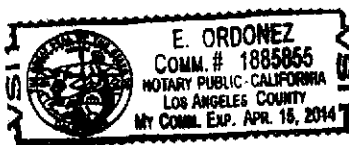
Name: Megan Mills

Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 30th 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 CA license 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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Skagit County Auditor