

AFTER RECORDING MAIL TO:

Lindsey W Gear & Mary E Gear
2505 Francis Road
Mount Vernon, WA 98273



201205290155
Skagit County Auditor

5/29/2012 Page 1 of 2 10:55AM

CHICAGO TITLE

620012745

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC
Escrow Number: 12112759
Title Number: 620012745 **Chicago Title Company**

Special Warranty Deed -

Property Address: 1118 South 6th Street; Mount Vernon, WA. 98273
Tax Parcel Number(s): 3711-002-018-0000

(Grantor) Federal National Mortgage Association, for and in consideration of \$45,000.00 in hand paid, bargains, sells and conveys to (Grantee) Lindsey Gear and Mary E. Gear, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description:

Lot 18, Block 2, CENTRAL ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject To:

Any and all items disclosed of the public record or on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$54,000 for a period of 3 months 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 \$54,000 for a period of 3 months 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****

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121529

MAY 29 2012

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

Federal National Mortgage Association

By:

[Signature]
Diane E. Sanders

ASST. VICE PRESIDENT

Its: _____

Dated: 5/8/12

STATE OF Texas
COUNTY OF Dallas } SS:

I certify that I know or have satisfactory evidence that Diane E. Sanders is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to as ASST. VICE PRESIDENT of **Federal National Mortgage Association** and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said **Grantor Federal National Mortgage Association**, for the uses and purposes mentioned in the instrument.

Dated: 5/8/12

[Signature]

Notary Public in and for the State of TX
Residing at Dallas CO
My appointment expires: _____



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