

AFTER RECORDING MAIL TO:

William and Melanie Sahnou
13954 Avon Allen Road
Mount Vernon WA 98273



201206190043

Skagit County Auditor

6/19/2012 Page 1 of 2 1:35PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20121771

JUN 19 2012

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

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC
Escrow Number: 12112339
Title Number: 620014768 ✓
Title Company: Chicago Title Company ✓

Special Warranty Deed

Property Address: 431 Widnor Drive; Mount Vernon, WA. 98274
Assessor's Tax Parcel Number(s): P54901 and 3771-000-023-0012

(Grantor) Federal National Mortgage Association, for and in consideration of \$50,000.00 in hand paid, bargains, sells and conveys to (Grantee) William D. Sahnou and Melanie F. Sahnou, Husband and Wife, the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description:

Tract 23, WIDNOR DRIVE, according to the plat thereof, recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

Situated in Skagit County, Washington.

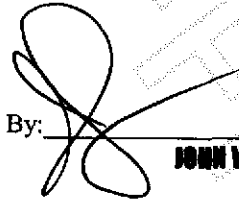
SUBJECT TO:

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 \$60,000 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 \$60,000 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****

Federal National Mortgage Association

By: 
JOHN WESLEY

Its: **ASST. VICE PRESIDENT**

Dated: 6/7/12

STATE OF **TEXAS**
COUNTY OF **DALLAS** } SS:

I certify that I know or have satisfactory evidence that **JOHN WESLEY**
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: 6/7/12



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



201206190043
Skagit County Auditor

