

Recording requested by:
ServiceLink



201208230032

Skagit County Auditor

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Return Address:
NATHAN Q FARMER
SHAWN E FARMER
17911 BEHRENS MILLET ROAD
MOUNT VERNON, WA 98273

Chicago Title 620015415

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) NATHAN Q. FARMER and SHAWN E. FARMER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) PTN GOV LOT 1, 24-34-03 <i>Full legal: Page 5</i>
Assessor's Property Tax Parcel/Account Number 340324-0- 004 -0005 / P22516
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:

NATHAN Q. FARMER and SHAWN E. FARMER
17911 BEHRENS MILLETT ROAD, MOUNT VERNON, WA 98273

Commitment Number: 2984668

Seller's Loan Number: 1704730963

ASSESSOR PARCEL IDENTIFICATION NUMBER:

340324-0-0004-0005 / P22516

ABBREVIATED LEGAL: PTN GOV LOT 1, 24-34-03

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$67,500.00 (Sixty-Seven Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **NATHAN Q. FARMER and SHAWN E. FARMER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, hereinafter grantees, whose tax mailing address is **17911 BEHRENS MILLETT ROAD, MOUNT VERNON, WA 98273**, the following real property:



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012-2590

AUG 23 2012

Amount Paid \$
Skagit Co. Treasurer
By Deputy

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Assessor's Parcel Number: 340324-0-~~004~~-0005 / P22516

Property Address is: 17911 BEHRENS MILLETT ROAD, 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: **201108220150**



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Executed by the undersigned on 8/15, 2012:

Federal National Mortgage Association

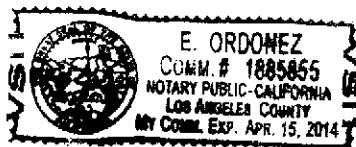
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: M. Mills
Name: megan mills
Title: AVP

STATE OF CA
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15 day of August, 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. Ordóñez
NOTARY PUBLIC
My Commission Expires 4/15/14



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SCHEDULE A

The land referred to in this Commitment is described as follows:

For APN/Parcel ID(s): P22516 and 340324-0-004-0005

PARCEL A:

That portion of Government Lot 1 in Section 24, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision;
Thence North 89°30'18" West along the North line thereof, a distance of 657.68 feet to a point 8 feet Easterly of an existing fence (as measured at right angles to said fence);
Thence South 17°01'48" East parallel with and 8 feet Easterly of said fence, a distance of 141.19 feet to the true point of beginning of this description;
Thence continue South 17°01'48" East a distance of 91.63 feet;
Thence North 83°48'23" East a distance of 251.54 feet;
Thence North 00°41'19" West a distance of 90.42 feet;
Thence South 83°48'23" West a distance of 277.41 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across a strip of land described as follows:

That portion of Government Lot 1 in Section 24, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of said subdivision which is North 89°30'18" West a distance of 321.75 feet from the Northeast corner thereof;
Thence South 00°41'19" East a distance of 100 feet to the true point of beginning;
Thence continue South 00°41'19" East a distance of 189.20 feet, more or less, to the Northerly line of the County Road;
Thence South 41°36'30" West along said road, a distance of 29.72 feet;
Thence North 00°41'19" West a distance of 209.25 feet;
Thence North 83°48'23" East a distance of 20.09 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

END OF SCHEDULE A



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