

Recording requested by:
ServiceLink

Return Address:
Dorie J. Michener
22313 Grip Road
Sedro Woolley, WA 98284



201211130154
Skagit County Auditor

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CHICAGO TITLE
62001617D

Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) Dorie J. Michener a single woman
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) PTN SE SE, 35-36-04 Skagit County, WA
Assessor's Property Tax Parcel/Account Number P50743/360435-4-011-0002 and P50740/360435-4-008-0007
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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

Dorie J. Michener
22313 Grip Road Sedro, Woolley, WA 98284

Commitment Number: 3024526
Seller's Loan Number: 1708002386

ASSESSOR PARCEL IDENTIFICATION NUMBERS: P50743/360435-4-011-0002 and P50740/360435-4-008-0007

ABBREVIATED LEGAL: PTN SE SE, 35-36-04

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$250,000.00 (Two Hundred and Fifty Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Dorie J. Michener a single woman**, hereinafter grantee, whose tax mailing address is **22313 Grip Road, Sedro Woolley, WA 98284**, the following real property:



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LEGAL DESCRIPTION:

PARCEL A: The West 4/5 of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 35, Township 36 North, Range 4 East, W.M.

EXCEPT the South 20 feet thereof conveyed to Skagit County by Deed dated October 22, 1923 and recorded June 9, 1924 under Auditor's File No. 174900. Situated in Skagit County, Washington.

PARCEL B: The South 114 feet of the West 4/5 of the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 35, Township 36 North, Range 4 East, W.M. Situated in Skagit County, Washington.

Property Address is: 22313 Grip Road, Sedro Woolley, WA 98284.

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 grantee forever.

Prior instrument reference: **201202270175**

20123620
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 13 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy
NF



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Skagit County Auditor

Executed by the undersigned on 11-8-, 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 8th day of November, 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

