

Recording requested by:
ServiceLink



201212280038
Skagit County Auditor

12/28/2012 Page 1 of 4 10:43AM

Return Address:
KENNETH KOESTER
LINDA KOESTER
10760 JORDAN RD
BURLINGTON, WA 98233

CHICAGO TITLE
620014566

Document Title(s) SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) KENNETH KOESTER AND LINDA KOESTER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) N 110 FT EST 160 FT Lot 1 of Morgan Tract VOL 6 PG 11 Skagit County, WA
Assessor's Property Tax Parcel/Account Number 3959-000-001-0004
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:

KENNETH KOESTER and LINDA KOESTER
10760 JORDAN RD BURLINGTON, WA 98233

Commitment Number: 3044047

Seller's Loan Number: 1706732003

ASSESSOR PARCEL IDENTIFICATION NUMBER:

3959-000-001-0004

ABBREVIATED LEGAL: N 110 FT EST 100 FT LOT 1 OF Morgan

Tract Vol 6 pg 11 Skagit County, WA

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$155,000.00 (One Hundred Fifty Five Thousand Dollars and no Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **KENNETH KOESTER and LINDA KOESTER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, hereinafter grantees, whose tax mailing address is **10760 JORDAN RD BURLINGTON, WA 98233**, the following real property:



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LEGAL DESCRIPTION:

**THE NORTH 110 FEET OF THE EAST 160 FEET OF LOT 1, "MORGAN'S TRACTS",
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS,
PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON**

Assessor's Parcel Number: 3959-000-001-0004

Property Address is: 10760 JORDAN RD BURLINGTON, WA 98233.

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: **201203050039**

20124219
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 28 2012

Amount Paid \$ ϕ
Skagit Co. Treasurer
By *YF* Deputy



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Executed by the undersigned on 12/19, 2012:

Federal National Mortgage Association

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

By: *[Signature]*

Name: Megan Mills

Title: AVP

STATE OF CA
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19 day of December 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.

[Signature]
NOTARY PUBLIC
My Commission Expires 4/15/14



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