

Recording requested by:
ServiceLink



201301090042
Skagit County Auditor

1/9/2013 Page 1 of 4 12:44PM

Return Address:
Dane N. Ireland and Sarah Ireland
2305 W Meadow Blvd, Mount Vernon, WA 98273

Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) DANE N IRELAND AND SARAH IRELAND HUSBAND AND WIFE
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 73, The Meadow Phase II SKAGIT COUNTY, WA
Assessor's Property Tax Parcel/Account Number P106537 / 463800073 002
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:

Dane N. Ireland and Sarah Ireland
2305 W Meadow Blvd, Mount Vernon, WA 98273

Commitment Number: 3026077

Seller's Loan Number: 1706530776

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P106537 / 463800073002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201367
JAN 09 2013

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

ABBREVIATED LEGAL: Lot 73, The Meadow Phase II

SKAGIT COUNTY, WA

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$165,000.00 (One Hundred Sixty-Five Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Dane N. Ireland and Sarah Ireland husband and wife**, hereinafter grantees, whose tax mailing address is **2305 W Meadow Blvd, Mount Vernon, WA 98273**, the following real property:



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LEGAL DESCRIPTION:

All that certain parcel of land situate in the City of Mount Vernon, County of Skagit, State of Washington, being known and designated as follows: Lot 73, "The Meadow Phase II," as per plat recorded in Volume 16 of Plats, Pages 1 through 7, inclusive, Records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Parcel Number: P106537/4638000073002

Property Address is: 2305 W Meadow Blvd, 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: 201107050154



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Executed by the undersigned on 1/7, 2013:

Federal National Mortgage Association

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

By: _____

Name: _____

Gladys Franco

Title: _____

AVP

STATE OF _____

California

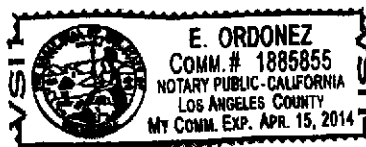
COUNTY OF _____

Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7 day of Jan, 2013, by Gladys Franco 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.

NOTARY PUBLIC

My Commission Expires 4/15/14



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Skagit County Auditor