



201301170104

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

144490-02

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After recording return to:

Mail Tax Statements to:

Rodrigo Correa
4609 Shuksan Street
Mount Vernon, WA 98273

Parcel ID # P124961

ABBREVIATED LEGAL:

LOT 49, SKAGIT HIGHLANDS DIV. IV, AUDITOR'S FILE NO. 200608230062

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)

*THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property*

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$159,900.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 10 day of December, 2012 THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as **GRANTOR**, does hereby grant, convey unto RODRIGO CORREA, a married man as his sole and separate property, residing at 4609 Shuksan Street, Mount Vernon, WA 98273, hereinafter referred to as **GRANTEE**, the following land and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

LOT 49, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," A PLANNED UNIT DEVELOPMENT, APPROVED AUGUST 21, 2006 AND RECORDED ON AUGUST 23, 2006 UNDER AUDITOR'S FILE NUMBER 200608230062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO ALL MATTERS OF RECORD.

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF
VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF
AMERICA BY DEED RECORDED 9/04/12 AS DOCUMENT
NUMBER 201209040104 IN THE OFFICIAL RECORDS OF
SKAGIT COUNTY, WASHINGTON.**

PROPERTY ADDRESS: 4609 Shuksan Street, Mount Vernon, WA 98273
The legal description was provided by agent for grantor.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; and that Grantor has a good right to sell and convey the same as aforesaid;

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

(Signature page to follow)

2013182
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2013

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



201301170104
Skagit County Auditor

IN WITNESS WHEREOF, Grantor executes this document on the day and year first written above.

**Recording state does not
require any witnesses**

THE SECRETARY OF VETERANS AFFAIRS, An Officer of the
United States of America

By: _____

Ashley Brent
Printed Name

AVP
Title

*By the Secretary's duly authorized property
Management contractor, Vendor Resource Management, pursuant to a
delegation of authority found at 38 C.F.R. 36.4345(f)*

STATE OF Texas }
COUNTY OF Sevier }

ACKNOWLEDGED /AND/ EXECUTED BEFORE ME, the undersigned authority,
personally appeared Ashley Brent, on behalf of Vendor Resource Management who is
the Secretary's duly authorized property Management contractor pursuant to a delegation of
authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as
identification, and is the person who executed the foregoing instrument on behalf of the
Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act
and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State
of Texas aforesaid, this 10 day of December, 2012.



Jane Marie Pillars
Notary Public

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
RESIDING AT: _____
MY COMMISSION EXPIRES ON: _____

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor. Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191 Brandon, Florida 33511

866-755-6300



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