

When recorded return to:

Richard Simonds and April Simonds  
3804 Moody Court  
Mount Vernon, Wash. 98274



201303040087

Skagit County Auditor

3/4/2013 Page

1 of

2 10:26AM

LAND TITLE OF SKAGIT COUNTY

145012-D

**SPECIAL WARRANTY DEED**  
**(Not Statutory)**

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration,

in hand paid, bargains, sells, and conveys to Richard Simonds and April Simonds, husband and wife

the following described estate, situated in the County of ~~Snohomish~~ <sup>Skagit</sup> <sub>Sm</sub>, State of Washington:

Lot 5, "PLAT OF EDGEMOOR ESTATES", as per plat recorded in Volume 16 of Plats, pages 62 through 64, inclusive, records of Skagit County, Washington.  
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated Legal: Lot 5, "PLAT OF EDGEMOOR ESTATES"

Tax Parcel Number(s): 4658-000-005-0004

p 107391

Dated: February 28, 2013

Federal National Mortgage Association  
By Old Republic Title, Ltd., a Washington Corporation  
Its: Attorney in Fact

By: Sherri Lichty  
Name: Sherri Lichty  
Its: Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013228

MAR 04 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By: MDM Deputy

LPB 16-09(r)

STATE OF Washington, COUNTY OF Snohomish

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington,  
Duly commissioned and sworn personally appeared

Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

Therein described and acknowledged to me that he/she/they signed and sealed the instrument as such Attorney in Fact for said Principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Sherri Lichty is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

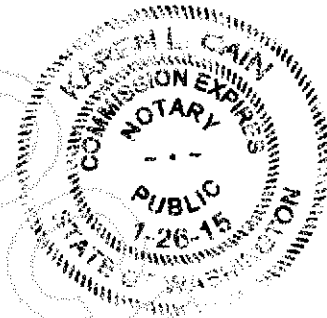
Karen L. Cain

Printed Name: Karen L. Cain

Notary Public in and for the State of Washington

Residing at Mapleville

My Commission Expires: 1-26-15



Please place Notary Stamp/Seal Above This line  
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS



201303040087  
Skagit County Auditor