

Recording requested by:
ServiceLink

Return Address:

Christopher Stearns and Jennifer Eichhorn
3918 S Avenue
Anacortes WA 98221



201303280123
Skagit County Auditor

3/28/2013 Page 1 of 5 1:57PM

CHICAGO TITLE
620017492

| |
|--|
| Document Title(s) SPECIAL LIMITED WARRANTY DEED |
| Reference Number(s) of Documents assigned or released: |
| Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION |
| Grantee(s) Christopher Stearns a single man and Jennifer Eichhorn a single woman |
| Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LTS 21 & 22, PTN LT 23 Block BLK 11 Seattle Syndicate Add to Anacortes SKagit County WA |
| Assessor's Property Tax Parcel/Account Number P58854 / 3813-011-023-001 |
| 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:

Christopher Stearns and Jennifer Eichhorn
3918 S Avenue, Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131072

MAR 28 2013

Commitment Number: 3096175

Seller's Loan Number: 1709279672

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P58854

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

ABBREVIATED LEGAL: LTS 21 & 22, PTN LT 23 Block: BLK 11 SEATTLE
SYNDICATE ADD TO ANACORTES

Skagit county, WA

Exempt: WAC 458-61A-205.

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$235,000.00 (Two Hundred and Thirty-Five Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Christopher Stearns, a single man** and **Jennifer Eichhorn, a single woman** hereinafter grantees, whose tax mailing address is **3918 S Avenue, Anacortes, WA 98221**, the following real property:



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LEGAL DESCRIPTION:

Lot 21, 22 and the South Half of Lot 23, Block 11, Seattle Syndicate Addition to Anacortes, according to the plat thereof recorded in Volume 1 of Plats Page 25 records of Skagit County, Washington Together with the vacated West 10 feet of S Avenue adjoining, and together with the vacated East Half of the alley adjoining. Situate in Skagit County, Washington

Assessor's Parcel Number: P58854

Property Address is: 3918 S Avenue, Anacortes, WA 98221.

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: _____



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Executed by the undersigned on 3/26, 2013:

Federal National Mortgage Association

By PITE DUNCAN LLP, its Attorney In Fact

By: [Signature] **Andrea Whitney**
Manager

Name: Federal National Mortgage Association
Pite Duncan LLP, a California limited
liability partnership as its attorney-in-fact
Title: _____

STATE OF _____
COUNTY OF _____

SEE ATTACHED

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this ____ day of _____, 2013, by _____ of Pite Duncan LLP 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 _____ 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 _____

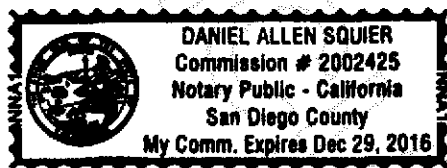


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State of California

County of San Diego

On 3/26/13 before me, Daniel Allen Squier Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Andrea Whitney
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Daniel A. Squier

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special/Limited Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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OF SIGNER
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