Recording requested by:

ServiceLink

Return Address: RODNEY G. ANDERSON MEGAN D. ANDERSON 833 N. WAUGH ROAD **MOUNT VERNON, WA 98273** **Skagit County Auditor**

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Document Title(s)

SPECIAL/LIMITED WARRANTY DEED

Reference Number(s) of Documents assigned or released:

Grantor(s)

Federal National Mortgage Association

Grantee(s)

Moyan D. Anderson and Rudney O. Anderson, wire and

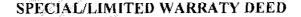
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 21, UNER AUDITOR'S FILE NO. 200401290101

Assessor's Property Tax Parcel/Account Number

P121325

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.



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: RODNEY G. ANDERSON MEGAN D. ANDERSON 833 N. WAUGH ROAD MOUNT VERNON, WA 98273

Commitment Number: 3105224 Seller's Loan Number: 1697228115

ASSESSOR PARCEL IDENTIFICATION NUMBER: P121325

ABBREVIATED LEGAL: LOT 21, UNER AUDITOR'S FILE NO. 200401290101

Exempt: WAC 458-61A-205.

PEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 hereinafter grantor, for \$143,600,00 (One Hundred Forty-Three Thousand Six Hundred Dollars and no Cents) in consideration paid, conveys and quitclaims to MEGAN D. ANDERSON and RODNEY G. ANDERSON, WIFE AND HUSBAND, hereinafter grantees, whose tax mailing address is 833 N. WAUGH ROAD MOUNT VERNON, WA 98273 all right, title, interest and claim in the following real property:

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LEGAL DESCRIPTION:

LOT 21, SAUK MOUNTAIN VIEW ESTATES SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2004, UNDER AUDITOR'S FILE NO. 200401290101, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel Number: P121325

Property Address is: 1416 VECCHIO CT SEDRO WOOLLEY, WA 98284-7445.

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 grantee forever.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$172,320.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$172,320.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING OF THE DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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Executed by the undersigned on $\frac{7-28}{}$, 2013:
Federal National Mortgage Association
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact
Name: Oladys Franco
Title:
STATE OFCOUNTY OF
ACKNOWLEDGED AND EXECUTED BEFORE ME, on this
of the authority given by said instrument granting him/her power of attorney. NOTARY PUBLIC My Commission Funites
My Commission Expires SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
MAR 2.9 2013 Amount Paid \$ Skagit Co. Treasurer By NF Deputy

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ACKNOWLEDGMENT

State of California)
County of Orange)

On March 28, 2013, before me, MARIA E. MORENO GALVAN, Notary Public, personally appeared <u>GLADYS FRANCO</u> 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 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,

MARIA E. MORENO GALVAN)

MARIA E. MORENO GALVAN A
COMM. #1868665 TO
ORANGE COUNTY
MY CONTR. Expires OCT 18, 2013 Y