

Recording requested by:
ServiceLink

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



201303290114
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) Megan D. Anderson and Rodney G. Anderson, wife and husband
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 21, UNER AUDITOR'S FILE NO. 200401290101 Skagit County, WA
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.

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:

**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.

FEDERAL 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 3-28, 2013:

Federal National Mortgage Association

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

By: _____

Name: Clady's Franco

Title: AMP

STATE OF _____
COUNTY OF _____

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this _____ day of _____, 2013, by _____ 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 _____ 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.

See attached
NOTARY PUBLIC
My Commission Expires

2013 1098
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2013

Amount Paid \$ 0
Skagit Co. Treasurer
By MF 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 **GLADYS FRANCO** 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



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