

Recording requested by:
ServiceLink



201304170048
Skagit County Auditor

4/17/2013 Page 1 of 4 3:11PM

Return Address:

APRIL MAE MCILVAIN
3200 E FIR STREET
MOUNT VERNON, WA 98273

Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) APRIL MAE MCILVAIN, A MARRIED WOMAN AS HER SOLE AND SEPERATE PROPERTY
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 31, THUNDERBIRD. VL 9 pg 34-35 Skagit county, WA
Assessor's Property Tax Parcel/Account Number P54498
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:

**APRIL MAE MCILVAIN
3200 E FIR STREET
MOUNT VERNON, WA 98273**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131354

APR 17 2013

Commitment Number: 3131829

Seller's Loan Number: 1704022174

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
P54498**

ABBREVIATED LEGAL: LOT 31, THUNDERBIRD. VL9 pg 34-35

Exempt: WAC 458-61A-205.

Skagit County, WA

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$180,001.00 (One Hundred and Eighty Thousand Dollars and One Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **APRIL MAE MCILVAIN, A MARRIED WOMAN** as sole and separate property, hereinafter grantee, whose tax mailing address is **3200 E FIR ST., MOUNT VERNON, WA 98273**, the following real property:



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LEGAL DESCRIPTION:

LOT 31, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel Number: P54498

Property Address is: 3200 E FIR ST., MOUNT VERNON, WA 98273.

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.



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Executed by the undersigned on 4-15-, 2013:

Federal National Mortgage Association

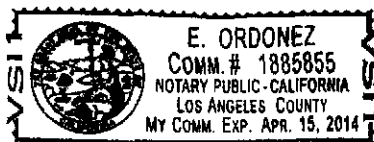
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: M. Mills
Name: Megan Mills
Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15th day of April, 2013, by Megan Mills 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 CA License 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.

E. Ordenez
NOTARY PUBLIC
My Commission Expires 4/15/14



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