

Recording requested by:
ServiceLink

Return Address:
LARRY CARR JR.
BRANDY BURR
1717 25TH H CT
ANACORTES, WA 98221



Skagit County Auditor
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201304260146

1 of

5 4:00PM

\$76.00

CHICAGO TITLE
620016992

Document Title(s) SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) LARRY CARR JR. and BRANDY BURR, HUSBAND AND WIFE
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 2 CITY OF ANACORTES SHORT PLAT NO. AN92-003 Skagit County, WA
Assessor's Property Tax Parcel/Account Number P103538 / 350124-0-058-0300
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:

LARRY CARR JR.
BRANDY BURR
1717 25TH H CT
ANACORTES, WA 98221

Commitment Number: 3065924
Seller's Loan Number: 1711029388

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P103538 / 350124-0-058-0300

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131504
APR 26 2013

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

ABBREVIATED LEGAL: LOT 2 CITY OF ANACORTES SHORT PLAT NO. AN92-003

Exempt: WAC 458-61A-205.

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$269,900.00 (Two Hundred and Sixty-Nine Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **LARRY CARR JR.** and **BRANDY BURR**, HUSBAND AND WIFE hereinafter grantees, whose tax mailing address is **1717 25TH H CT., ANACORTES, WA 98221**, the following real property:



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LEGAL DESCRIPTION:

Lot 2 of CITY OF ANACORTES SHORT PLAT NO. AN92-003, as approved February 12, 1993, and recorded February 12, 1993, in Volume 10 of Short Plats, pages 174 and 175, under Auditor's File No. 9302120125, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Assessor's Parcel Number: P103538 / 350124-0-058-0300

Property Address is: 1717 25TH H CT., 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.



201304260146

Executed by the undersigned on 4/25, 2013:

Federal National Mortgage Association

By: **PITE DUNCAN LLP, its Attorney In Fact**

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

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

Title: _____

STATE OF _____
COUNTY OF _____

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.

SEE ATTACHED

NOTARY PUBLIC
My Commission Expires



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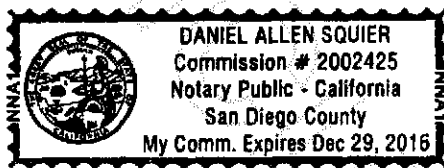
\$78.00

5 4:00PM

State of California

County of San Diego

On 4/25/13 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: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: _____

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



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