

Recording requested by:
ServiceLink



Skagit County Auditor \$75.00
4/29/2013 Page 1 of 4 10:45AM

Return Address:
KENT HORNER
TORI HORNER
1312 TALCOTT ST
SEDRO WOOLLEY, WA 98284

CHICAGO TITLE
620017621

Document Title(s) SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) 0 0 KENT HORNER AND TORI HORNER, HUSBAND AND WIFE AS JOINT TEANTS
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 12 STATE STREET ADD TO SEDRO Skagit County WA
Assessor's Property Tax Parcel/Account Number P77251 / 4173 - 00-012-009
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:

KENT HORNOR and TORI HORNOR
1312 TALCOTT ST., SEDRO WOOLLEY, WA 98284

Commitment Number: 3105220

Seller's Loan Number: 1709252257

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P77251 / 4173-000-012-09

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131508

APR 29 2013

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

ABBREVIATED LEGAL: LOT 12 STATE STREET ADD TO SEDRO

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 \$122,000.00 (One Hundred and Twenty-Two Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **KENT HORNOR** and **TORI HORNOR**, HUSBAND AND WIFE AS JOINT TENANTS hereinafter grantees, whose tax mailing address is **1312 TALCOTT ST., SEDRO WOOLLEY, WA 98284**, the following real property:



LEGAL DESCRIPTION:

LOT 12, PLAT OF STATE STREET ADDITION TO SEDRO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON

Assessor's Parcel Number: P77251 / 4173 - 00 - 012 - 009

Property Address is: 1312 TALCOTT ST., SEDRO WOOLLEY, WA 98284.

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: **201210030078**



Executed by the undersigned on 4/24, 2013:

Federal National Mortgage Association

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

By: _____

Name: Gladys Franco

Title: AVP

STATE OF CA
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 24 day of April, 2013, by Gladys Franco 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 PHOTO ID 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.

[Signature]
NOTARY PUBLIC
My Commission Expires 4/15/14

