



201306100205

Skagit County Auditor \$74.00
6/10/2013 Page 1 of 3 3:45PM

LAND TITLE OF SKAGIT COUNTY

146302-0e

After Recording Return To:
JENNA LYNN EWERT
19672 ANDERSON ROAD, MOUNT VERNON, WA 98274

Mail Tax Statements To:
JENNA LYNN EWERT
19672 ANDERSON ROAD, MOUNT VERNON, WA 98274

Parcel Number: 340432-0-038-0004 p29382

ABBREVIATED LEGAL: Section 32, Township 34 North Range 4 East, Ptn. NW NE

Grantor: Secretary of Veterans Affairs
grantee: Jenna Lynn Ewert

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.

Commitment Number: REO: 364800

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132165
JUN 10 2013

Amount Paid \$e
Skagit Co. Treasurer
By hdm Deputy

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF \$159,000.00 (One Hundred Fifty Nine Thousand Dollars and Zero Cents), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as **GRANTOR**, does hereby grant, convey unto JENNA LYNN EWERT, whose tax-mailing address is 19672 ANDERSON ROAD, MOUNT VERNON, WA 98274, hereinafter referred to as **GRANTEE(S)**, the following land and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

The portion of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows: Beginning at a point 30 feet South and 350 feet West of the Northeast corner of said subdivision; thence South parallel with the East line of said subdivision, 200 feet; thence West parallel with the North line of said subdivision, 100 feet; thence North parallel with the East line of said subdivision, 200 feet; thence East 100 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED RECORDED AT 201211080050 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 19672 ANDERSON ROAD, MOUNT VERNON, WA 98274

The legal description was provided by agent for grantor.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; and that Grantor has a good right to sell and convey the same as aforesaid;

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described



201306100205

Skagit County Auditor

\$74.00

6/10/2013 Page

2 of

3 3:45PM

herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor executes this document on this 5th day of June, 2013

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: [Signature]
Sara Hartz, AVP
Printed Name Title

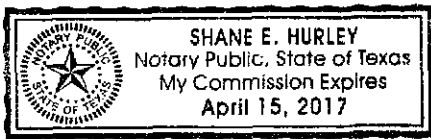
By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE: Texas

COUNTY: Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Sara Hartz, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 5th day of June, 2013.



[Signature]
Notary Public

PRINTED NAME: Shane E. Hurley
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
RESIDING AT: _____
MY COMMISSION EXPIRES ON: 4/15/17

Commitment Number: REO: 364800

