



201306210067

When recorded return to:
Thomas & Lora Gaebelein
1045 E State Street
Sedro-Woolley WA 98284

Skagit County Auditor \$75.00
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**SPECIAL WARRANTY DEED
(Not Statutory)**

LAND TITLE OF SKAGIT COUNTY

145363-0

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration,

in hand paid, bargains, sells, and conveys to **Thomas Francis Gaebelein and Lora Lee Gaebelein, husband and wife**

the following described estate, situated in the County of Skagit, State of Washington:

Lots 9 and 10, Block 38, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Subject to: See Exhibit B attached hereto and made a part hereof

Tax Parcel Number(s): 4158-038-010-0008 PID 75757

Dated: 6/17/2013

Federal National Mortgage Association
By Old Republic Title, Ltd., a Washington Corporation
Its: Attorney in Fact

By: *Sherri Lichty*
Name: Sherri Lichty
Its: Vice President

2013 2376
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2013

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

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that

(is/are)

the person(s) who appeared before me, and said person(s) acknowledged that
signed this instrument, on oath stated that authorized to

execute the instrument and acknowledge it as

the of

to be the free and voluntary act for the uses and purposes mentioned in this instrument..

Dated:

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:



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STATE OF Washington, COUNTY OF Snohomish

On this 17 day of June, A.D. 2013, before me, the undersigned, a Notary Public in and for the State of Washington,
Duly commissioned and sworn personally appeared

Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

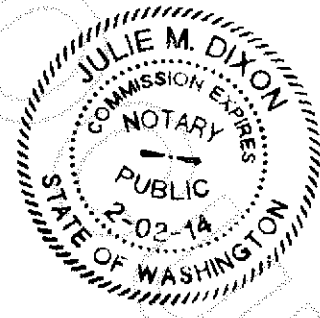
Therein described and acknowledged to me that he/she/they signed and sealed the instrument as such Attorney in Fact for said Principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Sherri Lichty is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Julie M Dixon

Printed Name: Julie M Dixon
Notary Public in and for the State of Washington

Residing at Stanwood
My Commission Expires: 2/2/2014



Please place Notary Stamp/Seal Above This line
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS



EXHIBIT B – Deed Restriction

Escrow holder is hereby instructed and authorized to cause the policy of title insurance in favor of the buyer herein subject to the following deed restriction:

Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$162,000.00 for a period of 3 month(s) from the date of recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$162,000.00 for a period of 3 month (s) from the date of recording of this 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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