

AFTER RECORDING MAIL TO:
Michael Beemer & Lynette Brower
6193 Spradley Road
Anacortes, WA 98221



Skagit County Auditor \$73.00
8/9/2013 Page 1 of 2 8:49AM

CHICAGO TITLE
620018510

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC
Escrow Number: 13114363
Title Number: 620018510***Chicago Title Insurance Company***

Special Warranty Deed

Property Address: 49389 Skagit Ridge Road, Concrete, WA 98237
Assessor's Tax Parcel Number(s): P69505 / 4011-000-053-0005

NAVY FEDERAL CREDIT UNION, GRANTOR,

for and in consideration of \$45,000.00 in hand paid, bargains, sells, and conveys to

MICHAEL BEEMER and LYNETTE BROWER, husband and wife, GRANTEE,

the following described real estate, commonly known as 49389 Skagit Ridge Road, Concrete, WA 98237:

Legal Description:

Tract 53, SKAGIT RIVER COLONY, according to the plat thereof recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington; EXCEPT that portion, if any, conveyed to Skagit County for Concrete-Sauk Valley Road No. 366, by M. L. Bartlett and Betty L. Bartlett, his wife, by deed dated March 27, 1964, recorded April 2, 1964, under Auditor's File No. 648602, records of Skagit County, Washington.

Situate In The County Of Skagit, State Of Washington.

SUBJECT TO: ANY AND ALL ITEMS DISCLOSED OF THE PUBLIC RECORD OR ON A COMMITMENT OF TITLE, INCLUDING WITHOUT LIMITATION ANY AGREEMENTS, CONDITIONS, COVENANTS, DECLARATIONS, EASEMENTS, NOTICES, RIGHTS, RESERVATIONS, AND/OR RESTRICTIONS WHICH ARE INCORPORATED HEREIN AS IF FULLY SET FORTH.

Special Warranty Deed Page 2

Property Address: 49389 Skagit Ridge Road, Concrete, WA 98237

Assessor's Tax Parcel Number(s): P69505 / 4011-000-053-0005

NAVY FEDERAL CREDIT UNION

By: [Signature]
S.E. Krieger

Its: Vice President

Dated: August 6, 2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133160
AUG 09 2013

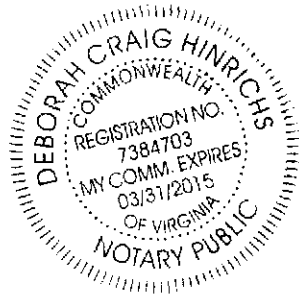
Amount Paid \$ 200.00
Skagit Co. Treasurer
By Mh Deputy

STATE OF VIRGINIA }
COUNTY OF FAIRFAX }SS:

I certify that I know or have satisfactory evidence that S.E. Krieger is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to as Vice President of **NAVY FEDERAL CREDIT UNION** and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said **Grantor, NAVY FEDERAL CREDIT UNION**, for the uses and purposes mentioned in the instrument.

Dated: August 6, 2013

[Signature]
Notary Public Deborah Hinrichs



Notary Public in and for the State of Virginia
Residing at Fairfax, Virginia
My appointment expires: 03/31/2015



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