

Recording requested by:
ServiceLink



Skagit County Auditor

\$75.00

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Return Address:
ELISA SHAFI
1321 INDIAN ST
BELLINGHAM, WA 98225

Document Title(s) SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) ELISA SHAFI, AN UNMARRIED WOMAN
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 24, PLAT OF LOANSTAR'S ADD, VOL. 15, P. 163-165. Skagit County WA
Assessor's Property Tax Parcel/Account Number P104858 / 4268-000-024-0003
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:

ELISA SHAFI,
1321 INDIAN ST BELLINGHAM, WA 98225

Commitment Number: 3188427

Seller's Loan Number: 1700888868

ASSESSOR PARCEL IDENTIFICATION NUMBER: P104858 / 4268-000-024-0003

ABBREVIATED LEGAL: LOT 24, PLAT OF LOANSTAR'S ADD, VOL. 15, P. 163-165.

Exempt: WAC 458-61A-205.

FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **14221 DALLAS PARKWAY, SUITE 1000, DALLAS, TX 75254**, hereinafter grantor, for \$32,750.00 (Thirty Two Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **ELISA SHAFI, AN UNMARRIED WOMAN**, hereinafter grantee, whose tax mailing address is **1321 INDIAN ST., BELLINGHAM, WA 98225**, the following real property:



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LEGAL DESCRIPTION:

**LOT 24, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS,
PAGES 163 THROUGH 165, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

Assessor's Parcel Number: P104858 / 4268-000-024-0003

Property Address is: 45351 MAIN STREET, CONCRETE, WA 98237.

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 grantee forever.

Prior instrument reference: **201212100192**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$39,300.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$39,300.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING 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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Executed by the undersigned on 8/5, 2013:

Federal National Mortgage Association

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

By: [Signature]

Name: megan mills

Title: AIP

STATE OF CA

COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 5 day of August, 2013, by megan mills 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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133172

AUG 09 2013

Amount Paid \$ 0
Skagit Co. Treasurer
By kk Deputy



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