



201308230179

Skagit County Auditor

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Document Title: SPECIAL LIMITED WARRANTY DEED

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. FEDERAL NATIONAL MORTGAGE ASSOCIATION
- 2.

Grantee(s):

☐ additional grantee names on page ____

1. NAVNEET MEHTA, MARRIED MAN AS HIS SOLE
2. AND SEPARATE PROPERTY

Abbreviated legal description:

☐ full legal on page(s) ____

LT 116 ROSEWOOD PUD PH. 2, DIV II.

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P121945 / 4842-000-116-0000

I, ANU, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

8-23-13

Recording requested by:
SERVICELINK

Return Address:
NAVNEET MEHTA
4221 WEST LAKE SAMMAMISH PARKWAY NE
REDMOND, WA 98052

Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) NAVNEET MEHTA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 16, ROSEWOOD PUD PH. 2, DIV. II. SKAGIT COUNTY, WASHINGTON
Assessor's Property Tax Parcel/Account Number PARCEL ID: P121945 / GEOGRAPHIC ID: 4842-000-116-0000
<small>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.</small>



201308230179

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:

Navneet Mehta

4221 West Lake Sammamish Parkway NE, Redmond, WA 98052

Commitment Number: 3161431

Seller's Loan Number: 4005413989

ASSESSOR PARCEL IDENTIFICATION NUMBER:


Parcel ID: P121945 / Geographic ID: 4842-000-116-0000

**ABBREVIATED LEGAL: LOT 116, ROSEWOOD PUD PH. 2, DIV. II. SKAGIT
COUNTY, WASHINGTON.**

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$149,000.00 (One Hundred Forty Nine Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Navneet Mehta, a married man as his sole and separate property**, hereinafter grantee, whose tax mailing address is **4221 West Lake Sammamish Parkway NE, Redmond, WA 98052**, the following real property:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3407
AUG 23 2013

Amount Paid \$ 
By Skagit Co. Treasurer
Deputy



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LEGAL DESCRIPTION:

LOT 116, "ROSEWOOD P.U.D. PHASE 2, DIVISION II", AS RECORDED ON AUGUST 17, 2004 UNDER AUDITOR'S FILE NO. 200408170112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel Number: Parcel ID: P121945 / Geographic ID: 4842-000-116-0000

Property Address is: 3204 Arbor Street, Mount Vernon, WA 98273

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: _____

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$178,800.00 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 \$178,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING OF THE 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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Executed by the undersigned on AUGUST 21, 2013:

Federal National Mortgage Association

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

By: _____

Name: _____

GLADYS FRANCO

Title: _____

AVP

STATE OF CALIFORNIA
COUNTY OF ORANGE

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21ST day of AUGUST, 2013, by GLADYS FRANCO of **ServiceLink, A Division of Chicago Title Company of Washington, 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 CADL 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.

see attached

NOTARY PUBLIC
My Commission Expires



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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On August 21, 2013 before me, C. Gomez-Rizo, Notary Public

(Here insert name and title of the officer)

personally appeared Gladys Franco

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



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