

WHEN RECORDED RETURN TO:

S. LEONE MONTANYE  
1115 MADDOX CREEK LANE  
MOUNT VERNON WA 98274



201309030021

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\$76.00  
5 10:33AM

## Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

620018211

DOCUMENT TITLE(s)

1. SPECIAL WARRANTY DEED
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

1. THE SECRETARY OF VETERANS AFFAIRS
- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

1. S. LEONE MONTANYE
- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

LOT 3, PLAT OF GILBERT'S ADDITION

☐ Complete legal description is on page 4 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P119117 / 4793-000-003-0000

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as 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.

Signature \_\_\_\_\_

This cover sheet is for the County Recorder's indexing purposes only.  
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## VRM DEED COVER SHEET

VRM Asset # 41186

VA Loan # 464660670478

Closing Vendor: TranStar National, Inc. Order# REO-364361

Type of Deed: SWD

Property Address: 1115 MADDOX CREEK LANE MOUNT VERNON, WA 98274

State Specific (Deed) or Special Instructions (i.e. deed needs overnighting directly to buyers closing vendor, please provide overnight label):

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This document generated  
under the auspices of, and approved by **SKAGIT COUNTY WASHINGTON**  
**JURIS DOC PREP** **REAL ESTATE EXCISE TAX**  
801 FOREST RIDGE DRIVE **2013 3568**  
SUITE 108 **SEP 03 2013**  
BEDFORD, TX 76022  
817.510.3113

Amount Paid ☒  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**After Recording Return To:**  
**S. LEONE MONTANYE**  
**1115 MADDOX CREEK LANE, MOUNT VERNON, WA 98274**

**Mail Tax Statements To:**  
**S. LEONE MONTANYE**  
**1115 MADDOX CREEK LANE, MOUNT VERNON, WA 98274**

**Parcel Number: P119117 & 4793-000-003-0000**

**ABBREVIATED LEGAL: Lot 3: Plat of Gilbert's Addition.**

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: 364361**

## **SPECIAL WARRANTY DEED**

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)  
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise*



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*exclusive jurisdiction over the within described property*  
**(the property being conveyed herein was foreclosure property)**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF \$180,788.00 (One Hundred Eighty Thousand Seven Hundred Eighty-Eight 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 S. LEONE MONTANYE, whose tax-mailing address is 1115 MADDOX CREEK LANE, 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:

Lot 3. "Plat of Gilbert's Addition," according to the plat thereof, recorded on April 30, 2002, under Auditor's File No. 200204300099, records of Skagit County, Washington.

Situate in Skagit County, Washington

\* AN UNMAARRIED PERSON

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED RECORDED AT 201304110082 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**PROPERTY ADDRESS:** 1115 MADDOX CREEK LANE, MOUNT VERNON, WA 98274  
The legal description was provided by agent for grantor.

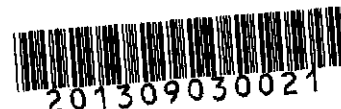
*This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons*

*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 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 25<sup>th</sup> day of June, 2013

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

By: Sara Hartz  
Printed Name Title

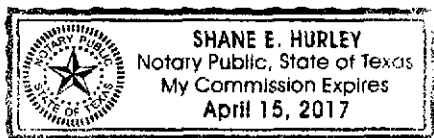
*By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)*

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 25<sup>th</sup> day of June 2013.



SE Hurley  
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: 364361

