

Recording requested by:  
ServiceLink



Skagit County Auditor

\$75.00

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Return Address:  
JOSE DE JESUS GARCIA  
MARTHA L GARCIA  
900 S 30<sup>TH</sup> STREET  
MOUNT VERNON, WA 98274

CHICAGO TITLE  
020019249

<b>Document Title(s)</b>  SPECIAL/ LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b>  Federal National Mortgage Association
<b>Grantee(s)</b>  JOSE DE JESUS GARCIA AND MARTHA L GARCIA, A MARRIED COUPLE
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  LOT 11 EASTGATE SOUTH Skagit County WA
<b>Assessor's Property Tax Parcel/Account Number</b>  P123917 / 488100-011-000
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:

**Jose De Jesus Garcia and Martha L. Garcia**  
900 S 30th Street, Mount Vernon, WA 98274

Commitment Number: 3192191

Seller's Loan Number: 4005228428

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

P123917 / 4881 - 000 - 011 - 000

**ABBREVIATED LEGAL:** Lot 11 Eastgate South

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3854

SEP 20 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By *man* Deputy

**Exempt: WAC 458-61A-205.**

**Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$190,000.00 (One Hundred Ninety Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Jose De Jesus Garcia and Martha L. Garcia**, a married couple, hereinafter grantees, whose tax mailing address is **900 S 30th Street, Mount Vernon, WA 98274**, the following real property:



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**LEGAL DESCRIPTION:**

**Lot 11, "Plat Of Eastgate South:, according to the plat thereof, recorded January 6, 2006, under Auditors file no 200601060119, records of Skagit County, Washington Situate in Skagit County, Washington**

**Assessor's Parcel Number: P123917 / 4881-00-011-0000**

**Property Address is: 900 S 30th Street, Mount Vernon, WA 98274.**

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 grantees forever.

Prior instrument reference: \_\_\_\_\_



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Executed by the undersigned on 9/19, 2013:

**Federal National Mortgage Association**

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

By: *[Signature]*

Name: Megan Mills

Title: AVP

STATE OF CA  
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19<sup>th</sup> day of Sept., 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

