

Recording requested by:
SERVICELINK

Return Address:
**CARITINO ZENON-ESTEBA
10703 CHELAN WAY
SEDRO WOOLLEY, WA 98284**



Skagit County Auditor
9/30/2013 Page

1 of 5 \$76.00
3:51PM

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) CARITINO ZENON-ESTEBA, A SINGLE PERSON
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) SECTION 27, TOWNSHIP 35, RANGE 4; PTN. NW SW. SKAGIT COUNTY, WASHINGTON.
Assessor's Property Tax Parcel/Account Number PARCEL ID: P37759 / GEOGRAPHIC ID: 350427-0-039-0108 / PARCEL ID: P37758 / GEOGRAPHIC ID: 350427-0-039-0009
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.

Chicago Title has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

ACCOMMODATION RECORDING

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:

Caritino Zenon-Esteba
10703 Chelan Way, Sedro Woolley, WA 98284

Commitment Number: 3136888
Seller's Loan Number: 1707061938

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013390
SEP 30 2013

Amount Paid \$ *10*
Skagit Co. Treasurer
By *mem* Deputy

ASSESSOR PARCEL IDENTIFICATION NUMBER:

Parcel ID: P37759 / Geographic ID: 350427-0-039-0108 / Parcel ID: P37758 / Geographic ID: 350427-0-039-0009

ABBREVIATED LEGAL: SECTION 27, TOWNSHIP 35, RANGE 4; PTN. NW SW. SKAGIT COUNTY, WASHINGTON.

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$155,000.00 (One Hundred Fifty Five Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Caritino Zenon-Esteba, a single person**, hereinafter grantee, whose tax mailing address is **10703 Chelan Way, Sedro Woolley, WA 98284**, the following real property:



LEGAL DESCRIPTION:

PARCEL A: THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE STATE HIGHWAY RUNNING THROUGH SAID SUBDIVISION; THENCE SOUTH 60 DEGREES 23'30" WEST ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 61.48 FEET; THENCE NORTH 15 DEGREES 40' WEST A DISTANCE OF 196.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 106.58 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER WHICH IS 158.73 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF THE STATE HIGHWAY RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 01'45" EAST ALONG SAID EAST LINE A DISTANCE OF 100 FEET; THENCE WEST A DISTANCE OF 134.68 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 15 DEGREES 40' WEST A DISTANCE OF 103.88 FEET FROM THE TRUE POINT BEGINNING; THENCE SOUTH 15 DEGREES 40' EAST A DISTANCE OF 103.88 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE STATE HIGHWAY RUNNING THROUGH SAID SUBDIVISION; THENCE SOUTH 60 DEGREES 23'30" WEST ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 61.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 60 DEGREES 23'30' WEST ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 51.52 FEET; THENCE NORTH 15 DEGREES 40' WEST A DISTANCE OF 409.90 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PUGET SOUND & BAKER RIVER RAILWAY; THENCE EAST 51.94 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 15 DEGREES 40' WEST A DISTANCE OF 383.43 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 40' EAST A DISTANCE OF 383.43 FEET TO THE TRUE POINT OF BEGINNING. THE WESTERLY 10 FEET, MEASURED BY A LINE DRAWN PARALLEL WITH AND 10 FEET EASTERLY OF THE WESTERLY LINE OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE STATE HIGHWAY RUNNING THROUGH SAID SUBDIVISION; THENCE SOUTH 60 DEGREES 23'30" WEST ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 61.48 FEET; THENCE NORTH 15 DEGREES 40' WEST A DISTANCE OF 196.46 FEET; THENCE EAST A DISTANCE OF 106.58 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THAT



IS 158.73 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 158.73 FEET TO THE POINT OF BEGINNING SITUATED IN SKAGIT COUNTY, WASHINGTON PARCEL B: THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE STATE HIGHWAY RUNNING THROUGH SAID SUBDIVISION; THENCE SOUTH 60 DEGREES 23'30" WEST ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 61 .48 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 60 DEGREES 23'30" WEST ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 51.52 FEET; THENCE NORTH 15 DEGREES 40' WEST A DISTANCE OF 409.90 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PUGET SOUND & BAKER RIVER RAILWAY; THENCE EAST A DISTANCE OF 51 .94 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 15 DEGREES 40' WEST A DISTANCE OF 383.43 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 40' EAST A DISTANCE OF 383.43 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT MINERAL RIGHTS AS RESERVED IN DEED FROM W.M. LINDSEY AND EMMA LINDSEY, HUSBAND AND WIFE, DATED OCTOBER 27, 1902, RECORDED OCTOBER 28, 1902, UNDER AUDITOR'S FILE NO. 41861.

Assessor's Parcel Number: Parcel ID: P37759 / Geographic ID: 350427-0-039-0108 / Parcel ID: P37758 / Geographic ID: 350427-0-039-0009

Property Address is: 10703 Chelan Way, Sedro Woolley, WA 98284.

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: _____



201309300306

Executed by the undersigned on SEPTEMBER 27 2013:

Federal National Mortgage Association

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

By: _____

Name: GLADYS FRANCO

Title: VICE PRESIDENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 27th day of SEPTEMBER 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 CA DL 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: 6-13-2014

