



201310220078

Skagit County Auditor \$75.00
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After Recording Return To:
BRITTANY E. PARSONS
24167 MAHONIA LANE, MOUNT VERNON, WA 98274

Mail Tax Statements To:
BRITTANY E. PARSONS
24167 MAHONIA LANE, MOUNT VERNON, WA 98274

Parcel Number: 4136-008-005-0000(P115690)

LAND TITLE OF SKAGIT COUNTY

147541-SE

ABBREVIATED LEGAL:

LOT 5 OF SURVEY #200006080127, AMENDED #200008300077

Grantor: Secretary of V.A.

Grantee: Brittany E. Parsons
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. Devlaeminec Esq.,
Attorney At Law, Washington State Bar Number: 16609.

Commitment Number: REO: 370682

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
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 \$107,500.00 (One Hundred Seven Thousand Five Hundred 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 BRITTANY E. PARSONS, a single person, whose tax-mailing address is 24167 MAHONIA 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 5 of a record of survey recorded June 8, 2000, under Auditor's File No. 200006080127 and amended by survey recorded August 30, 2000, under Auditor's File No. 200008300077, records of Skagit County, Washington, and being a portion of Block 8 and Vacated Street and former railroad right-of-way, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per Plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington; together with and subject to a non-exclusive easement for road and utilities, over and across Mahonia Lane as shown on said survey. Situate in the County of Skagit, State of Washington.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED RECORDED AT 201307220202 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 24167 MAHONIA LANE, MOUNT VERNON, WA 98274
The legal description was provided by agent for grantor.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134259
OCT 22 2013

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



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\$75.00

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.



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IN WITNESS WHEREOF, Grantor executes this document on this 18 day of October, 2013

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

By: [Signature]
Jeffrey R. Brown AVP
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)

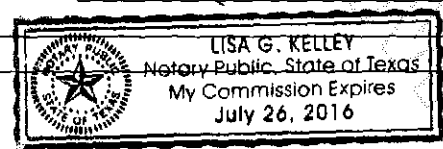
STATE: Texas
COUNTY: Sexton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jeffrey R. Brown, 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 18 day of October, 2013.

[Signature]
Notary Public

PRINTED NAME: Lisa G. Kelley
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
RESIDING AT: _____
MY COMMISSION EXPIRES ON: _____



Commitment Number: REO: 370682

