

**Recording requested by:**  
ServiceLink



201311150076

Skagit County Auditor  
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\$75.00  
1 of 4 1:49PM

**Return Address:**  
R & A DAVIS PROPERTY MANAGEMENT, LLC  
PO BOX 616  
CLEARLAKE, WA 98235

CHICAGO TITLE  
620019712

<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>  R & A DAVIS PROPERTY MANAGEMENT, LLC
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  202 BUILDING 2 CONDO; RIDGE AT MADDOX CREEK CONDO PH. 2 Skagit county, WA
<b>Assessor's Property Tax Parcel/Account Number</b>  4852-000-202-0000
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:

**R & A DAVIS PROPERTY MANAGEMENT, LLC**  
**PO BOX 616 CLEARLAKE, WA 98235**

Commitment Number: 3209540  
Seller's Loan Number: 1701400971

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**4852-000-202-0000**

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20134623  
NOV 15 2013

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

**ABBREVIATED LEGAL: 202 BUILDING 2 CONDO: RIDGE AT MADDOX CREEK**  
**CONDO PH. 2**

*Skagit County, WA*

**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 **R & A DAVIS PROPERTY MANAGEMENT, LLC**, hereinafter grantee, whose tax mailing address is **PO BOX 616 CLEARLAKE, WA 98235**, the following real property:



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**LEGAL DESCRIPTION:**

**UNIT 202, BUILDING 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 12, 2003, UNDER AUDITOR'S FILE NO. 200309120223, AND ANY AMENDMENTS THERETO; AND SURVEY AND MAP PLANS THEREOF RECORDED APRIL 6, 2005, UNDER AUDITOR'S FILE NO. 200504060077, RECORDS OF SKAGIT COUNTY, WASHINGTON**

**Assessor's Parcel Number: 4852-000-202-0000**

**Property Address is: 1419 DIGBY PL UNIT 202 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 grantee forever.

Prior instrument reference: **201308120155**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$228,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITTED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$228,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE REALTED TO A MORTGAGE OR DEED OF TRUST.



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\$75.00

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Executed by the undersigned on 10/16, 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

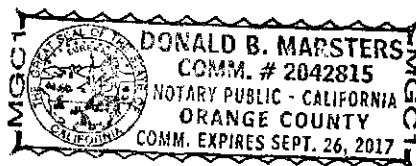
STATE OF CA

COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 day of October, 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 SEPT 26, 2017



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