



201311220027

Skagit County Auditor \$76.00  
11/22/2013 Page 1 of 5 8:42AM

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**After Recording Return To:**  
**DANIEL OWEN YOUNKIN**  
**24404 POLTE ROAD, SEDRO WOOLLEY, WA 98284**

LAND TITLE OF SKAGIT COUNTY  
*148094-Se*

**Mail Tax Statements To:**  
**DANIEL OWEN YOUNKIN (GRANTEE)**  
**24404 POLTE ROAD, SEDRO WOOLLEY, WA 98284**

**Parcel Number: P39551**

**ABBREVIATED LEGAL:** Ptn NE 1/4 Of NW 1/4, 19-35-5 E W.M. (Aka Tr. B & Ptn Tr. A, SP #70-77).  
**ptn NE 1/4 of NW 1/4, 19-35-5 E W.M. (aka Tr. B & Ptn Tr. A, SP #70-77)**  
GRANTOR: The Secretary of Veterans Affairs

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:372268**

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**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 \$53,000.00 (Fifty-Three Thousand 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 DANIEL OWEN YOUNKIN, whose tax-mailing address is 24404 POLTE ROAD, SEDRO WOOLLEY, WA 98284, 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:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134692

NOV 22 2013

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



201311220027

UNRECORDED

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: PARCEL "A": THAT PORTION OF TRACT "A" OF SKAGIT COUNTY SHORT PLAT NO. 70-77, APPROVED OCTOBER 6, 1977 AND RECORDED OCTOBER 6, 1977 AS AUDITOR'S FILE NO. 866231 IN VOLUME 2 OF SHORT PLATS, PAGE 136, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT "B" OF SAID SHORT PLAT, THENCE SOUTH 7°8'25" EAST ALONG THE FENCELINE DELINEATING THE WEST LINE OF TRACT "A" A DISTANCE OF 30 FEET; THENCE NORTH 74°48'49" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT "B", A DISTANCE OF 67 FEET; THENCE NORTH 7°08'25" WEST PARALLEL WITH THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 30 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "B"; THENCE SOUTH 74°48'49" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 67 FEET TO THE POINT OF BEGINNING. PARCEL "B": TRACT "B" OF SKAGIT COUNTY SHORT PLAT NO. 70-77, APPROVED OCTOBER 6, 1977 AND RECORDED OCTOBER 6, 1977 AS AUDITOR'S FILE NO. 866231 IN VOLUME 2 OF SHORT PLATS, PAGE 136 RECORDS OF SKAGIT COUNTY, WASHINGTON. BOTH OF THE ABOVE DESCRIBED PARCELS "A" AND "B" BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M..

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED RECORDED AT 201304110081 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 24404 POLTE ROAD, SEDRO WOOLLEY, WA 98284  
The legal description was provided by agent for grantor.



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*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.



201311220027

IN WITNESS WHEREOF, Grantor executes this document on this 12 day of November, 2013

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

By: [Signature]  
[Signature]  
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

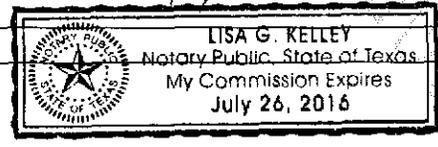
COUNTY: Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared [Signature], 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 12 day of November, 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:372268

