



201312060133

Skagit County Auditor

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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)**

This document generated  
under the auspices of, and approved by:

**JURIS DOC PREP**  
801 FOREST RIDGE DRIVE  
SUITE 108  
BEDFORD, TX 76022  
817.510.3113

**CHICAGO TITLE 620020270**

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**After Recording Return To:**

**STEVEN JOHN CHAMBERS**

**1600 E. FAIRHAVEN AVENUE, BURLINGTON, WA 98233**

**Mail Tax Statements To:**

**STEVEN JOHN CHAMBERS**

**1600 E. FAIRHAVEN AVENUE, BURLINGTON, WA 98233**

**Parcel Number: P72519 & 4083-000-024-0012**

**ABBREVIATED LEGAL: Lot 24 Fairview Add Replat**

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 372913**

**Grantor: Secretary of Veterans**

**Grantee: Steven John Chambers**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF \$135,000.00 (One Hundred Thirty Five 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 STEVEN JOHN CHAMBERS, whose tax-mailing address is 1600 E. FAIRHAVEN AVENUE, BURLINGTON, WA 98233, 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 24, "FAIRVIEW ADDITION REPLAT IN TRACTS 35 & 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, 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 201303180276 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**PROPERTY ADDRESS:** 1600 E. FAIRHAVEN AVENUE, BURLINGTON, WA 98233

The legal description was provided by agent for grantor.

*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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134868

DEC 06 2013

Amount Paid \$ 135,000.00  
Skagit Co. Treasurer  
By mm Deputy



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IN WITNESS WHEREOF, Grantor executes this document on this 5 day of November, 2013

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

By: [Signature]  
[Signature] Asst  
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

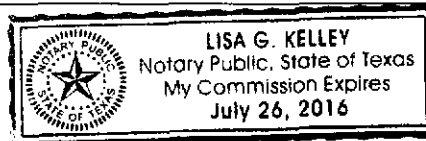
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,  
personally appeared [Signature], on behalf of Vendor Resource Management who is  
the Secretary's duly authorized property Management contractor pursuant to a delegation of  
authority found at 38 C.F.R. 36.4345(f) to me known or has shown \_\_\_\_\_ 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 5 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 372913



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