

**Recording requested by:**  
ServiceLink

**Return Address:**  
Kimberlyn J. Mains  
1206 Fenske Ln, Burlington, WA 98233



201312090096

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\$78.00

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<b>Document Title(s)</b> <b>SPECIAL/LIMITED WARRANTY DEED</b>
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b> <b>Federal National Mortgage Association</b>
<b>Grantee(s)</b> <b>Kimberlyn J. Mains, an unmarried woman</b>
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) <b>LOTS 15-18 "GAGES CIRCLE" Skagit County WA</b>
<b>Assessor's Property Tax Parcel/Account Number</b> <b>P117831</b>
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:

**Kimberlyn J. Mains**  
**1206 Fenske Ln, Burlington, WA 98233**

20134902  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Commitment Number: 3176178

Seller's Loan Number: 1704310727

DEC 09 2013

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**P117831**

Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By Deputy

**ABBREVIATED LEGAL: LOTS 15-18 "GAGES CIRCLE"**

**Exempt: WAC 458-61A-205.**

**Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$160,000.00 (One Hundred Sixty Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Kimberlyn J. Mains, an unmarried woman**, hereinafter grantee, whose tax mailing address is **1206 Fenske Ln, Burlington, WA 98233**, the following real property:



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**LEGAL DESCRIPTION:**

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 18 "PLAT OF GAGES CIRCLE," AS PER PLAT RECORDED ON FEBRUARY 13, 2001 UNDER AUDITOR'S FILE NO. 200102130017, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**Assessor's Parcel Number: P117831**

**Property Address is: 1206 Fenske Ln, Burlington, WA 98233.**

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: **201302120070**



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Executed by the undersigned on 12-16, 2013:

**Federal National Mortgage Association**

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

By: 

Name: Megan Mills

Title: AP

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_ of ServiceLink, A Division of Chicago Title 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 \_\_\_\_\_ 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.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires

*see attached*



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Notary Acknowledgement

STATE OF CALIFORNIA )  
 )SS.  
COUNTY OF ORANGE )

This instrument was acknowledged before me this 16<sup>th</sup> day of December, 2013  
before me, C. Gomez-Rizo, **Notary Public** personally appeared  
Megan Mills, who proved to me on the basis of satisfactory evidence to be the  
person whose name is subscribed to the within instrument and acknowledged to me that  
he/she executed the same in his/her authorized capacity, and that by his/her signature on  
the instrument the person, or the entity upon behalf of which the person acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

My Commission Expires: Sep 10, 2016

C. Gomez-Rizo  
Notary Public  
(Seal)



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