

Recording requested by:
ServiceLink

Return Address:
Ramon Hernandez
324 S 27th St, Mount Vernon, WA 98274



201312120056

Skagit County Auditor

\$75.00

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4

1:48PM

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) Ramon Hernandez, A Married Man As His Sole and Separate property
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 53, PARTINGTON PLACE DIV. 1, VOL. 14, PGS. 186-190. SKAGIT COUNTY, WASHINGTON
Assessor's Property Tax Parcel/Account Number P100383
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:

Ramon Hernandez
324 S 27th St, Mount Vernon, WA 98274

Commitment Number: 3209339
Seller's Loan Number: 1706247379

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134964
DEC 12 2013

Amount Paid \$
Skagit Co. Treasurer
By *ram* Deputy

ASSESSOR PARCEL IDENTIFICATION NUMBER: P100383

ABBREVIATED LEGAL: LOT 53, PARTINGTON PLACE DIV. 1, VOL. 14, PGS. 186-190. SKAGIT COUNTY, WASHINGTON.

Exempt: WAC 458-61A-205.

Federal National Mortgage Association, whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereinafter grantor, for \$114,900.00 (One Hundred Fourteen Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Ramon Hernandez, A Married Man As His Sole And Separate Property**, hereinafter grantee, whose tax mailing address is 324 S 27th St, Mount Vernon, WA 98274, the following real property:



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 53, "PARTINGTON PLACE DIVISION 1", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS AT PAGES 186 THROUGH 190, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Assessor's Parcel Number: P100383

Property Address is: 324 S 27TH ST, 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: _____



201312120056

Skagit County Auditor \$75.00
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Executed by the undersigned on Dec. 10, 2013:

Federal National Mortgage Association

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

By: _____

Name: Gladys Franco

Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 10th day of Dec, 2013, by Gladys Franco 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 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.

Don B. Marsters
NOTARY PUBLIC
My Commission Expires Sept 26, 2017

