



201312230081

When recorded return to:  
Suzanne M. Rizzo and Michael F. Rizzo  
833 Ferry Street  
Sedro-Woolley WA 98284

Skagit County Auditor \$74.00  
12/23/2013 Page 1 of 3 1:01PM

**SPECIAL WARRANTY DEED  
(Not Statutory)**

LAND TITLE OF SKAGIT COUNTY

1476260

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration,

in hand paid, bargains, sells, and conveys to **Suzanne M. Rizzo and Michael F. Rizzo, wife and husband**

the following described estate, situated in the County of Skagit, State of Washington:

Attached Exhibit "A"

Abbreviated Legal: Ptn Lot 11, Plat 1, Sedro Home Acreage

Tax Parcel Number(s): 4171-001-011-018 P77064

Dated: 12/19/13

Federal National Mortgage Association  
By Old Republic Title, Ltd., a Washington Corporation  
Its: Attorney in Fact

By: Sherry Lichty  
Name: Sherry Lichty  
Its: Vice President

20135115  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 23 2013

Amount Paid \$  
Skagit Co. Treasurer  
By MF Deputy

LPB 16-09(r)

Exhibit "A"

DESCRIPTION:

That portion of the East ½ of Tract 11, "PLATE NO. 1, SEDRO HOME ACREAGE, SKAGIT CO., WASH., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington,

EXCEPT the North 20 feet thereof,

AND EXCEPT that portion of the East ½ of Tract 11, Plate No. 1, "SEDRO HOME ACREAGE, SKAGIT CO., WASH., 1904", recorded in Volume 3 of Plats, page 39, described as follows:

Beginning at the midpoint of the East line of Tract 11, which point is approximately 175 feet from the centerline of Ferry Street;  
thence South 87°55'13" West a distance of 77.96 feet to the midpoint of the West line of the East ½ of said Tract 11;  
thence South 02°04'39" East along said West line, a distance of 10.00 feet to the Northwest corner of that Parcel described in Statutory Warranty Deed to Keith L. Sorestad and Cynthia J. Sorestad under Auditor's File No. 8808300032;  
thence North 87°55'13" East along the North line of said parcel, a distance of 77.96 feet to the East line of said Tract 11;  
thence North 02°04'39" West along said East line, a distance of 10.00 feet to the point of beginning,

AND EXCEPT the South ½ of said East ½ of said Tract 11, Plate No. 1, "SEDRO HOME ACREAGE".

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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STATE OF Washington, COUNTY OF Snohomish

On this 19<sup>th</sup> day of December, A.D. 2013, before me, the undersigned, a Notary Public in and for the State of Washington,  
Duly commissioned and sworn personally appeared

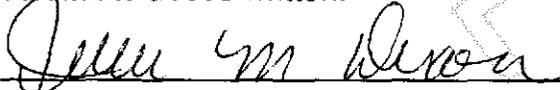
Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

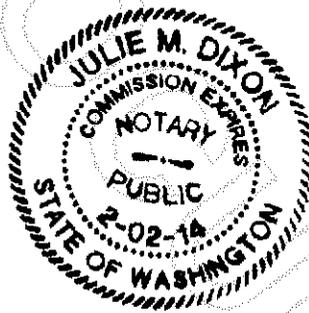
Therein described and acknowledged to me that he/she/they signed and sealed the instrument as such Attorney in Fact for said Principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Sherri Lichty is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Printed Name: Julie M. Dixon  
Notary Public in and for the State of Washington

Residing at Stanwood  
My Commission Expires: 2-2-2014



Please place Notary Stamp/Seal Above This line  
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS



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