

After Recording Return To:

JEAN CASIPI

1100 NORTH 12TH PLACE, MOUNT VERNON, WA 98273



201312230110

Skagit County Auditor

\$75.00

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801 FOREST RIDGE DRIVE

SUITE 108

BEDFORD, TX 76022

817.510.3113

2013 51 22

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 23 2013

Amount Paid \$ 6  
Skagit Co. Treasurer  
By *VF* Deputy

Mail Tax Statements To:

JEAN CASIPI

1100 NORTH 12TH PLACE, MOUNT VERNON, WA 98273

Grantor: Secretary of V.A.

Parcel Number/APN: 4824-000-013-0000/P120893

Grantee: Casipi, Jean

ABBREVIATED LEGAL: Lot 13 Kulshan Ridge P.U.D.

LAND TITLE OF SKAGIT COUNTY

148651-DE

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. Devlaeminek Esq.,  
Attorney At Law, Washington State Bar Number: 16609.

Commitment Number: REO:373227

**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 \$170,000.00 (One Hundred Seventy 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 JEAN CASIPI, AN UNMARRIED WOMAN, whose tax-mailing address is 1100 NORTH 12TH PLACE, MOUNT VERNON, WA 98273, 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 13, "KULSHAN RIDGE P.U.D.," as per plat recorded on October 9, 2003, under Auditor's File No. 200310090064, records of Skagit County, Washington.

Situate in the 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 201309090131 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**PROPERTY ADDRESS:** 1100 NORTH 12TH PLACE, MOUNT VERNON, WA 98273

The legal description was provided by agent for grantor.

Prior instrument reference: **201309090131**

*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.*



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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.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**



201312230110

IN WITNESS WHEREOF, Grantor executes this document on this 18 day of December 2013

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

By: [Signature]

Printed Name

Title

By the Secretary's duly authorized property

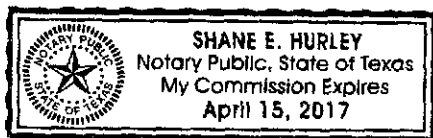
Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

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 18 day of December 2013.



[Signature]  
Notary Public

PRINTED NAME: Shane E. Hurley  
NOTARY PUBLIC IN AND FOR THE STATE OF TX  
RESIDING AT: TX  
MY COMMISSION EXPIRES ON: 4/15/17

Commitment Number: REO:373227



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