

AFTER RECORDING MAIL TO:  
Jim Hjelt & Delia Hjelt  
9672 Farm to Market Road  
Bow, WA 98232



Skagit County Auditor \$73.00  
2/10/2014 Page 1 of 211:34AM

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC  
Escrow Number: 12113826  
Title Number: 620017585\*\*\*Chicago Title Company\*\*\*

CHICAGO TITLE  
620017585

## Special Warranty Deed

Property Address: 12631 Eagle Drive, Burlington, WA 98233  
Assessor's Tax Parcel Number(s): P79752 / 4355-000-004-0009

**FEDERAL NATIONAL MORTGAGE ASSOCIATION, GRANTOR,**  
for and in consideration of \$200,000.00 in hand paid, bargains, sells, and conveys to  
**JIM HJELT and DELIA HJELT, husband and wife, GRANTEE,**  
the following described real estate, commonly known as 12631 Eagle Drive, Burlington, WA  
98233:

**Legal Description:**

Lot 4, COUNTRY CLUB ADDITION NO. 7, according to the plat thereof, recorded in  
Volume 11 of Plats, pages 63 and 64, records of Skagit County, Washington.  
Situate In The County Of Skagit, State Of Washington.

*GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A  
SALES PRICE OF GREATER THAN \$240,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE  
OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM  
ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT  
OF GREATER THAN \$240,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE  
RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT  
PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON  
CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.*

**SUBJECT TO:** ANY AND ALL ITEMS DISCLOSED OF THE PUBLIC RECORD OR ON A  
COMMITMENT OF TITLE, INCLUDING WITHOUT LIMITATION ANY AGREEMENTS,  
CONDITIONS, COVENANTS, DECLARATIONS, EASEMENTS, NOTICES, RIGHTS,  
RESERVATIONS, AND/OR RESTRICTIONS WHICH ARE INCORPORATED HEREIN AS IF  
FULLY SET FORTH.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


2014 417  
FEB 10 2014

Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

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Property Address: 12631 Eagle Drive, Burlington, WA 98233  
Assessor's Tax Parcel Number(s): P79752 / 4355-000-004-0009

Federal National Mortgage Association

By: 

STEPHANIE JACKSON

Its: ASST. VICE PRESIDENT

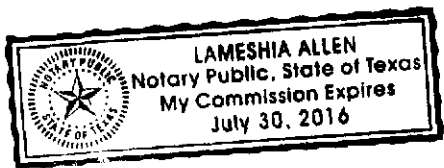


Dated: 1. 27. 2014

STATE OF Texas }  
COUNTY OF Dallas }SS:

I certify that I know or have satisfactory evidence that STEPHANIE JACKSON is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to as ASST. VICE PRESIDENT of **Federal National Mortgage Association** and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said **Grantor, Federal National Mortgage Association**, for the uses and purposes mentioned in the instrument.

Dated: January 27, 2014





Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

