



201403260037

Skagit County Auditor \$75.00
3/26/2014 Page 1 of 4 1:50PM

Return Address:

Guardian NW Title

Document Title:

Special Warranty Deed

Reference Number (if applicable):

Grantor(s):

additional grantor names on page ____

- 1) The Secretary of Housing and Urban Development
- 2) _____

Grantee(s):

additional grantor names on page ____

- 1) William Eugene Choate, unmarried
- 2) Dianne Gloria Choate, unmarried

Abbreviated Legal Description:

full legal on page(s) ____

Tract 3, "J and H Properties"

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____

P83172

When recorded return to:
Dianne Gloria Choate and William Eugene Choate
12938 Honey Lane
Mt Vernon WA 98273

Order No. 107279

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) The Secretary of Housing and Urban Development, his successors in interest and/or assigns for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **William Eugene Choate, an unmarried person and Dianne Gloria Choate, an unmarried person** the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Tract 3, "J. and H. Properties"

GUARDIAN NORTHWEST TITLE CO.

107279

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): :P83172, 4473-000-003-0007

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto."

Dated: 3-21-14
The Secretary of Housing and Urban Development
FHA #561-920365

By: _____, Authorized Agent

Rene Orosco
Authorized Agent

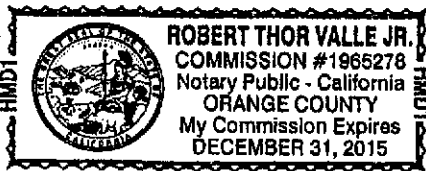
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS:

I certify that I know or have satisfactory evidence that Rene Orosco is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Authorized Agent of (W), to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/21/14

Notary Public in and for the State of CA
Residing at ORANGE

My appointment expires: 12/31/15



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014939
MAR 26 2014



201403260037

Amount Paid \$
Skagit Co. Treasurer
By mm Deputy

Escrow No.: 107279

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 3, "J. AND H. PROPERTIES", as per plat recorded in Volume 14 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of Tract "B" of Revised Short Plat No. 10-76, approved August 18, 1981 and recorded August 25, 1981 under Auditor's File No. 8108250007, in Volume 5 of Short Plats, page 120, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Tract 3 of said "J. AND H. PROPERTIES"; thence East along the North line of the Ovenell Road, a distance of 20 feet; thence North 1°04'13" East, a distance of 320 feet; thence West parallel to the North line of Ovenell Road, a distance of 20 feet, more or less, to the East line of said Tract 3; thence South 1°04'13" West along the East line of said tract, a distance of 320 feet, more or less, to the point of beginning.



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\$75.00

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4 1:50PM

Exhibit B

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 10-76 (Revised)
Recorded: August 25, 1981
Auditor's No.: 8108250007

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: J. And H. Properties
Recorded: February 14, 1985
Auditor's No.: 8502140001

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Tony Chang and Julie Chang, husband and wife
Recorded: February 4, 1987
Auditor's No.: 8702040018
Purpose: Ingress, egress and utilities
Area Affected: East 20 feet of the South 320 feet of the subject property

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jeffery R. Gunderson and Stacey F. Gunderson
And: Lois J. Simpson and Margaret C. Turner
Dated: November 21, 1997
Recorded: November 21, 1997
Auditor's No.: 9711210097
Regarding: Road Maintenance Agreement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19
Dated: June 30, 1981
Recorded: July 22, 1981
Auditor's No.: 8107220035
Purpose: Not disclosed
Area Affected: Portion of Lot 3 and other property

