



201404150079

Skagit County Auditor

\$75.00

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RETURN DOCUMENT TO:
CHRISTOPHER D. FELT
CHERYL A. FELT
16839 KAMB ROAD
MOUNT VERNON, WA 98273

DOCUMENT TITLE(S):
SPECIAL WARRANTY DEED

GRANTOR(S):
FANNIE MAE AKA
FEDERAL NATIONAL MORTGAGE ASSOCIATION

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):
CHRISTOPHER D. FELT AND CHERYL A. FELT, HUSBAND AND WIFE

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL:
LOT 71, THUNDERBIRD, VOL 9, PGS 34&35. SKAGIT COUNTY, WA

Additional legal(s) can be found on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:

P54544

Additional numbers can be found on page _____ of document.

SPECIAL 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:
Christopher D. and Cheryl A. Felt
16839 Kamb Road
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014 1228
APR 15 2014

Commitment Number: 3226588

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

ASSESSOR PARCEL IDENTIFICATION NUMBER: P54544

ABBREVIATED LEGAL: LOT 71, THUNDERBIRD TO MT. VERNON

Skagit County WA

Exempt: WAC 458-61A-205.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. BOX 650043, Dallas, TX 75265**, hereinafter grantor, for \$181,000.00 (One Hundred Eighty One Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of special warranty to **Christopher D. Felt and Cheryl A. Felt**, Husband and Wife hereinafter grantees, whose tax mailing address is **16839 Kamb Road, Mount Vernon, WA 98273**, the following real property:



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LEGAL DESCRIPTION:

LOT 71, "THUNDERBIRD," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: P54544

Property Address is: 2901 Iroquois Dr, Mount Vernon, Washington 98273.

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.

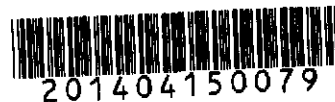
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantees forever.

Prior instrument reference: _____

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$217,200.00 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 \$217,200.00 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.



Executed by the undersigned on April 11th, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

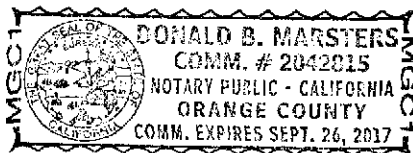
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: M. Mills
Name: Megan Mills
Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 11th day of April, 2014, by Megan Mills of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A 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.

Deed B. Walters
NOTARY PUBLIC
My Commission Expires SEPT. 26, 2017



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