



201404220057

Recording requested by:
SERVICELINK

Skagit County Auditor
4/22/2014 Page

1 of 4 1:44PM
\$75.00

Return Address:
JOE AND GINA HARRISON & RICHARD AND IRENE SHELL
1901 Lea Pl,
Anacortes, WA 98221

Document Title(s)
SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
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Grantor(s)
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s)
JOE HARRISON AND GINA HARRISON husband and Wife RICHARD SHELL AND IRENE SHELL husband and Wife, as Joint Tenants
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) <i>Skagit County WA</i> LOT(S) 19-20, BLOCK 7, OF BEALE'S MAPLE GROVE TO ANACORTES, MAP BOOK 2, MAP PAGE 10
Assessor's Property Tax Parcel/Account Number
P56619 / 3775-007-020-0008
<small>The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</small>

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:

JOE AND GINA HARRISON & RICHARD AND IRENE SHELL
1901 Lea Pl,
Anacortes, WA 98221

Commitment Number: 3217033
Seller's Loan Number: 1705104790

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141306
APR 21 2014

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy
MG

ASSESSOR PARCEL IDENTIFICATION NUMBER: P56619 / 3775-007-020-0008

ABBREVIATED LEGAL: LOT(S) 19-20, BLOCK 7, OF BEALE'S MAPLE GROVE TO ANACORTES, MAP BOOK 2, MAP PAGE 19

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 \$163,000.00 (One Hundred Sixty Three Thousand Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of special warranty to **JOE HARRISON AND GINA HARRISON** husband and Wife **RICHARD C. SHELL AND IRENE SHELL** husband and Wife, as Joint Tenants, hereinafter grantees, whose tax mailing address is **1901 Lea Pl, Anacortes, WA 98221**, the following real property:



LEGAL DESCRIPTION:

**LOTS 19 AND 20, BLOCK 7, "BEALE'S MAPLE GROVE ADDITION TO ANACORTES",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE
10, RECORDS OF SKAGIT COUNTY, WASHINGTON
Assessor's Parcel Number: P56619 / 3775-007-020-0008**

Property Address is: 904 35th St, Anacortes, WA 98221.

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 \$195,600.00 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 \$195,600.00 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 17th, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: *Megan Mills*

Name: Megan Mills

Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 17th 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.

Donald B. Marsters
NOTARY PUBLIC
My Commission Expires SEPT 26, 2017

