



201406200167

Recording requested by:
ServiceLink

Skagit County Auditor

\$75.00

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Return Address:
BERNARD A LINDQUIST
CYNTHIA M LINDQUIST
2631 N 27TH ST
MOUNT VERNON, WA 98273

Document Title(s) SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Fannie Mae AKA Federal National Mortgage Association
Grantee(s) BERNARD A LINDQUIST AND CYNTHIA M LINDQUIST, HUSBAND AND WIFE AS JOINT TENANTS
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) UNIT A, BLDG. 811, HOME COURT CONDO, RECORDED 9809290183 skagit county, WA
Assessor's Property Tax Parcel/Account Number P113520
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.

SPECIAL/LIMITED 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:

BERNARD A. LINDQUIST and CYNTHIA M. LINDQUIST
2631 N 27TH ST MOUNT VERNON, WA 98273

Commitment Number: 3224338

Seller's Loan Number: 1704643418

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P113520

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142168
JUN 20 2014

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy

ABBREVIATED LEGAL: UNIT A, BLDG. 811, HOME COURT CONDO, RECORDED
9809290183 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 75265-0043**, hereinafter grantor, for \$75,000.00 (Seventy Five Thousand Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **BERNARD A. LINDQUIST** and **CYNTHIA M. LINDQUIST, AND HUSBAND AND WIFE AS JOINT TENANTS**, hereinafter grantees, whose tax mailing address is **2631 N 27TH ST MOUNT VERNON, WA 98273**, the following real property:



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LEGAL DESCRIPTION:

UNIT A, BUILDING 811, HOME COURT CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 29TH, 1998, UNDER AUDITOR'S FILE NO. 9809290183 AND SURVEY MAP AND PLATS THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 17 THROUGH 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF WILLAMETTE MERIDIAN
Assessor's Parcel Number: P113520

Property Address is: 811 SOUTH LAVENTURE UNIT A MOUNT VERNON, WA 98274.

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: **201311050006**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$90,000.00 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 \$90,000.00 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



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Executed by the undersigned on 6/10, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

Name: _____

Gladys Franco

Title: _____

AVP

STATE OF _____

California

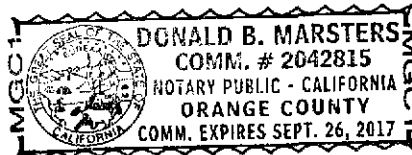
COUNTY OF _____

Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 10th day of June, 2014, by Gladys Franco 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



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