

Recording requested by:
ServiceLink

Return Address:
WILLIAM W WOODING
1601 GEORGIA PLACE
ANACORTES, WA 98221



201408080086

Skagit County Auditor

\$75.00

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2:46PM

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) WILLIAM W WOODING, AN UNMARRIED MAN
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) N 1/2 LOTS 19 & 20, BLK 63, ANACORTES
Assessor's Property Tax Parcel/Account Number P55327 / 3772-063-020-0111
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:

WILLIAM W. WOODING
1601 GEORGIA PLACE ANACORTES, WA 98221

Commitment Number: 3273984

Seller's Loan Number: 4005419655

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P55327 / 3772-063-020-0111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2881
AUG 08 2014

Amount Paid \$
Skagit Co. Treasurer
By *man* Deputy

ABBREVIATED LEGAL: N 1/2 LOTS 19 & 20, BLK 63, ANACORTES

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 \$142,000.00 (One Hundred Forty Two Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **WILLIAM W. WOODING, AN UNMARRIED MAN** hereinafter grantee, whose tax mailing address is **1601 GEORGIA PLACE ANACORTES, WA 98221**, the following real property:



LEGAL DESCRIPTION:

THE NORTH HALF OF LOTS 19 AND 20, BLOCK 63; MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel Number: P55327 / 3772-063-020-0111

Property Address is: 516 O AVE 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 grantee forever.

Prior instrument reference: **201307240067**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$170,400.00 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 \$170,400.00 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 8/5, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

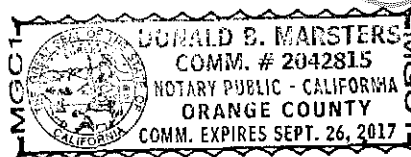
Name: Gladys Franco

Title: AVP

STATE OF CA
COUNTY OF ORANGE

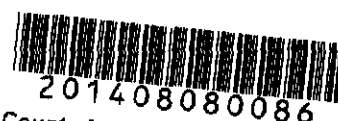
ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 5 day of August, 2014, by Gladys Franco of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to 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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