



Skagit County Auditor 8/15/2014 Page 1 of 3 1:37PM \$74.00

AFTER RECORDING MAIL TO:
Jagpal Singh and Mary E. Taylor
2310 N. Martin Road
Mount Vernon WA 98273

Escrow Number: R14-00300-TT

GUARDIAN NORTHWEST TITLE CO.

Special Warranty Deed

107158-1

THE GRANTOR(S) Federal Home Loan Mortgage Corporation for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Jagpal Singh and Mary E. Taylor, *single individuals*

the following described real estate, situated in the County of Skagit, State of Washington:

The South 3 acres of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M., EXCEPT roads and ALSO EXCEPT mineral rights as reserved in Deed from W.M. Lindsey, etux, recorded June 11, 1898, in Volume 34 of Deeds, Page 384, ALSO EXCEPT the West 30 feet thereof conveyed to the City of Mount Vernon, by Deed recorded under Auditor's File No. 8408160029.

Property commonly known as: 2310 N. Martin Road, Mount Vernon, WA 98273

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 340415-2-011-0200 (P24829)

340415-2-011-0002 (P24827)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated *August 8, 2014*

Federal Home Loan Mortgage Corporation

By:  **Amanda Roberts**
First American Asset Closing Services, as Attorney-in-Fact

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142970
AUG 15 2014

Amount Paid \$
Skagit Co Treasurer
By *Wm* Deputy

UNRECORDED
PUBLIC DOCUMENT

STATE OF Texas)
County of Dallas SS. ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 8 day of August 2014, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared **Amanda Roberts**, to me known to be the UP of First American Asset Closing Services, Attorney in Fact for Federal Home Loan Mortgage Corporation, and acknowledged that he/she signed the same in his/her capacity as UP of First American Asset Closing Services, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.

Cynthia Partida Valtierra
Notary Public in and for the State of Texas
Residing at Dallas 75245
My appointment expires _____

Commonly known as: 2310 N. Martin Road, Mount Vernon, WA 98273

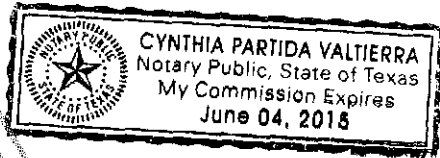


Exhibit A

RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: W.M. Lindsey and Emma S. Lindsey, his wife

Recorded: June 11, 1898

Auditor's No.: Volume 34 of Deeds, page 384

As Follows:

All coal and other mineral being reserved and excepted from this conveyance.

Said minerals now held of record by Skagit County, by instrument recorded December 30, 1920, under Auditor's File No. 146780.

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: September 14, 1983

Auditor's No.: 8309140019



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Skagit County Auditor

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\$74.00

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