



201408290182

Recording requested by:  
ServiceLink

Skagit County Auditor

\$75.00

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2:15PM

Return Address:  
ARTHUR R. HILBORN  
1327 WEST BEACH RD  
OAK HARBOR, WA 98277

<b>Document Title(s)</b>  SPECIAL/ LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b>  Fannie Mae AKA Federal National Mortgage Association
<b>Grantee(s)</b>  ARTHUR R. HILBORN, TRUSTEE OF THE ARTHUR AND TAKAYO J. HILBORN TRUST DATED JULY 17, 1989
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  LOT 2, "BIG LAKE HEIGHTS", VOL. 16, PGS. 118-120, SKAGIT COUNTY, WASHINGTON.
<b>Assessor's Property Tax Parcel/Account Number</b>  1P109276 / 4680-000-002-0000
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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143214  
AUG 29 2014

Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By *ME* Deputy

**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:

**ARTHUR R. HILBORN, TRUSTEE OF THE ARTHUR AND TAKAYO J. HILBORN  
TRUST DATED JULY 17, 1989  
1327 WEST BEACH RD OAK HARBOR, WA 98277**

Commitment Number: 3220666

Seller's Loan Number: 1700311737

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

**P109276 / 4680-000-002-0000**

**ABBREVIATED LEGAL: LOT 2, "BIG LAKE HEIGHTS", VOL. 16, PGS. 118-120.  
SKAGIT COUNTY, WASHINGTON.**

**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 \$209,900.00 (Two Hundred Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **ARTHUR R. HILBORN, TRUSTEE OF THE ARTHUR AND TAKAYO J. HILBORN TRUST DATED JULY 17, 1989**, hereinafter grantee, whose tax mailing address is **1327 WEST BEACH RD OAK HARBOR, WA 98277**, the following real property:



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**LEGAL DESCRIPTION:**

**LOT 2, "BIG LAKE HEIGHTS", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 118 THROUGH 120, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

**Assessor's Parcel Number: P109276 / 4680-000-002-0000**

**Property Address is: 17104 ZOYA DR 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 grantee forever.

Prior instrument reference: **201310210030**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$251,880.00 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 \$251,880.00 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 8/20, 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

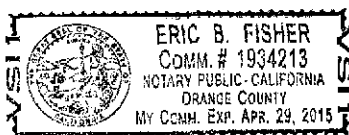
Title: AWP

STATE OF CALIFORNIA  
COUNTY OF ORANGE

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20 day of AUGUST, 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 CA DRIVERS LICENSE 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.

Eric B. Fisher  
NOTARY PUBLIC

My Commission Expires April 29, 2015



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