



201410030086

Skagit County Auditor \$75.00  
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After Recording Return To:  
**FOREST GREY STROUD**  
39549 BAKER LAKE RD, CONCRETE, WA 98237

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under the auspices of, and approved by:  
**JURIS DOC PREP**  
801 FOREST RIDGE DRIVE  
SUITE 108  
BEDFORD, TX 76022  
817.510.3113

**CHICAGO TITLE**  
620022351

**Mail Tax Statements To:**  
**FOREST GREY STROUD**  
39549 BAKER LAKE RD, CONCRETE, WA 98237

**Parcel Number/APN: 350710-0-011-0023 / P42357**  
**Grantor: THE SECRETARY OF VETERANS AFFAIRS**  
**Grantee: FOREST GREY STROUD**

**ABBREVIATED LEGAL: PTN SW NE, 10-35-07**

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20143727  
OCT 03 2014

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

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.

Commitment Number: 54934

**SPECIAL WARRANTY DEED**

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)*  
*THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise*  
*exclusive jurisdiction over the within described property*  
**(the property being conveyed herein was foreclosure property)**

Exempt: WAC 458-61A-205

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF \$95,000.00 (Ninety Five Thousand Dollars and Zero Cents), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, hereinafter referred to as **GRANTOR**, does hereby grant, convey unto FOREST GREY STROUD,\* whose tax-mailing address is 39549 BAKER LAKE RD, CONCRETE, WA 98237, hereinafter referred to as **GRANTEE(S)**, the following land and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit: \* a single man

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED RECORDED AT 201312300070 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**PROPERTY ADDRESS:** 39549 BAKER LAKE RD, CONCRETE, WA 98237

The legal description was provided by agent for grantor.

*This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; and that Grantor has a good right to sell and convey the same as aforesaid;

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.



IN WITNESS WHEREOF, Grantor executes this document on this 22 day of September 2014

**THE SECRETARY OF VETERANS AFFAIRS**, An officer of the United States of America

By: [Signature]  
Jerry Bowlin AVM  
Printed Name Title

*By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)*

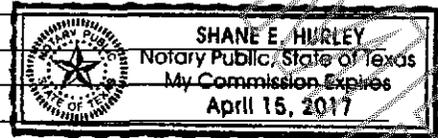
STATE: Texas  
COUNTY: Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jerry Bowlin on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown \_\_\_\_\_ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of TEXAS aforesaid, this 22 day of September 2014.

[Signature]  
Notary Public

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES ON: \_\_\_\_\_



Commitment Number: 54934



**EXHIBIT A  
(LEGAL DESCRIPTION)**

That portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying West of a line which commences 360 feet West of the Northeast corner of the above described subdivision and extends South 24° East to the intersection with the South line of the above described subdivision;

**EXCEPT** all that portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying East of the following described line:

Beginning at the Southeast corner of the above described subdivision;  
Thence North 88°08'37" West along the South line of said subdivision, a distance of 344.16 feet to the true point of beginning;  
Thence North 08°07'45" East, a distance of 232.89 feet to the point of curvature of a 17° curve to the right;  
Thence following said 17° curve to the right, a distance of 252.81 feet to a point on the West line of that certain tract of land conveyed to Jack Graham by deed dated January 15, 1965, and recorded January 21, 1965, under Auditor's File No. 661227, records of Skagit County, Washington;

**AND EXCEPT** that portion lying East of CCC Road, now called Baker Lake Road, as it existed on October 9, 2000.

Situated in Skagit County, Washington.



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