

After Recording Return To:  
VLADIMIR N. OSTAPCHUK and NADEZHDA F. OSTAPCHUK  
23868 OLD DAY CREEK ROAD, SEDRO WOOLLEY, WA 98284



Skagit County Auditor \$75.00  
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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 4080  
OCT 30 2014

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *AF* Deputy

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**Mail Tax Statements To:**  
VLADIMIR N. OSTAPCHUK and NADEZHDA F. OSTAPCHUK  
23868 OLD DAY CREEK ROAD, SEDRO WOOLLEY, WA 98284

**Parcel Number/APN: P74999/4142-006-004-0004**  
**Grantor: THE SECRETARY OF VETERANS AFFAIRS**  
**Grantee: VLADIMIR N. OSTAPCHUK and NADEZHDA F. OSTAPCHUK**

**ABBREVIATED LEGAL: Lots 4 & 9, Blk 6, North Park Addition to Clear Lake, WA,  
Skagit Co., WA**

LAND TITLE OF SKAGIT COUNTY  
150589-0

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: 60037

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### 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 \$60,000.00 (Sixty 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 VLADIMIR N. OSTAPCHUK and NADEZHDA F. OSTAPCHUK, husband and wife, whose tax-mailing address is 23868 OLD DAY CREEK ROAD, SEDRO WOOLLEY, WA 98284, 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:

**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 201404210157 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**PROPERTY ADDRESS: 23868 OLD DAY CREEK ROAD, SEDRO WOOLLEY, WA 98284**

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 27 day of October 2014

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

By: [Signature]  
[Signature]  
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

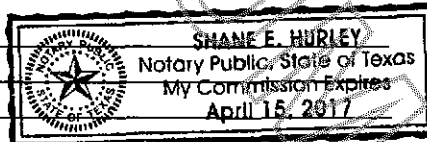
COUNTY: Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared [Signature] 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 27 day of October 2014.

[Signature]  
Notary Public

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



Commitment Number: 60037



201410300059

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**Tax Parcel No.: P74999/4142-006-004-0004**

**Abbreviated Legal Description: Lots 4 & 9, Blk 6, North Park Addition To Clear Lake, WA, Skagit Co.,  
WA**

**Lots 4 and 9, Block 6, North Park Addition to Clear Lake, according to the Plat thereof recorded in Volume  
4 of Plats, Page 16, records of Skagit County, Washington. Situated in Skagit County, Washington.**



201410300059

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