

**WHEN RECORDED RETURN TO:**

**Joan Fagan**  
1244 Arrezo Drive  
Sedro Woolley, WA 98284



201412050063

Skagit County Auditor

12/5/2014 Page

1 of

3 3:51PM

\$74.00

**GUARDIAN NORTHWEST TITLE CO.**

**DOCUMENT TITLE(S):**  
Special Warranty Deed

108353

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

The Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns,  
at Washington, DC

**GRANTEE:**

Joan Fagan

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 14, , Sauk Mountain View Estates - South PRD Phase 3, according to the Plat thereof filed in  
Volume 18 of Plats at Page(s) 643, records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**

P122928, 4860-000-014-0000

When recorded return to Grantee(s) at:  
1244 Arrezo Drive  
Sedro Woolley, WA 98284

**SPECIAL WARRANTY DEED**

Grantor: The Secretary of Veterans Affairs of Washington D.C., an officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420  
Grantee: Joan Fagan, whose address is 186 N. Township, Sedro Woolley, WA 98284  
Property Address: 1244 Arrezo Drive, Sedro Woolley, WA 98284. This address is provided for informational purposes only.  
Parcel No.: 4860-000-014-0000 / LD. #P122928

The Grantor, The Secretary of Veterans Affairs of Washington D.C., for and in consideration of \$169,950.00, in hand paid, does grant, bargain, sell, convey, and confirm to Grantee(s), Joan Fagan, the following described real estate, situated in the County of Skagit, State of Washington:

The property described as LOT 14, SAUK MOUNTAIN VIEW ESTATES- SOUTH- PH.3 and more fully described LOT 14, SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2005, UNDER AUDITOR'S FILE NO. 200505260107, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to the Secretary of Veterans Affairs by instrument recorded on 9/10/2014 at Instrument No. 201409100052 in the Records of Skagit County, Washington.

The Grantor does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude 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 and not otherwise, will forever warrant and defend the said described real estate.

Dated November 5, 20 14.

[Signature Page Follows]

REO 67681

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144622  
DEC 05 2014

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Mdm Deputy



201412050063

**THE SECRETARY OF VETERANS AFFAIRS**

An Officer of the United States of America

By: [Signature]

Jeffrey R. [Signature], Act  
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)

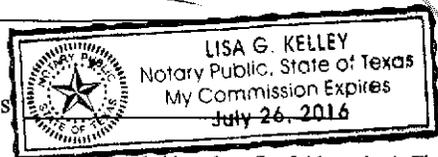
**ACKNOWLEDGMENT**

STATE OF Texas  
COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jeffrey R. [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 5 day of November, 2014.

[Signature]  
Notary Public



My Commission Expires

Prepared by Washington Attorney Kristina Larry (without benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: Better Law Firm PLLC, 800 Town and Country Boulevard, Suite 300, Houston, TX 77024. (713) 360-6290

