

WHEN RECORDED RETURN TO:
Evan W. Picton and Crystal A. Deason
706 Panorama Ridge
Mount Vernon, WA 98273



Skagit County Auditor

\$74.00

12/9/2014 Page

1 of

3 3:17PM

DOCUMENT TITLE(S)

Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

LAND TITLE OF SKAGIT COUNTY

150680

The Secretary of Veterans Affairs of Washington D.C., an officer of the United States of America

GRANTEE(S):

Evan W. Picton and Crystal A. Deason, a married couple

ABBREVIATED LEGAL DESCRIPTION:

Lot 38, Skagit Highlands Div. V, Ph. 2

TAX PARCEL NUMBER(S):

4948-000-038-0000 P127144

When recorded return to Grantee(s) at:
706 Panorama Ridge
Mount Vernon, WA 98273

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: Evan W. Picton and Crystal A. Deason, a married couple, whose address is 1928 N 35th St., Mount Vernon, WA 98273
Property Address: 706 Panorama Ridge, Mount Vernon, WA 98273. This address is provided for informational purposes only.
Parcel No.: P127144/4948-000-038-0000

The Grantor, The Secretary of Veterans Affairs of Washington D.C., for and in consideration of \$283,000.00, in hand paid, does grant, bargain, sell, convey, and confirm to Grantee(s), Evan W. Picton and Crystal A. Deason, a married couple, the following described real estate, situated in the County of Skagit, State of Washington:

The property described as Lot 38, Skagit Highlands Div. V, Ph. 2, Skagit Co., WA and more fully described Lot 38, "Plat of Skagit Highlands Division V (Phase 2)," as per Plat recorded on January 17, 2008, under Auditor's File No. 200801170047, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of 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 9/2/2014 at Instrument No. 201409020096 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 December 2, 20 14.

[Signature Page Follows]

REO 66720

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144639
DEC 09 2014

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



Skagit County Auditor

12/9/2014 Page

2 of

3 3:17PM

\$74.00

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: _____

Printed Name, Title

Terrell R. Borden, AUP
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

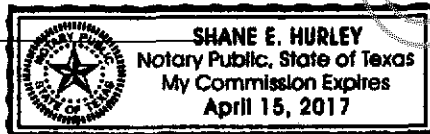
Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Terrell R. Borden* 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 *2* day of *December*, 20*14*.

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: Betters Law Firm PLLC, 800 Town and Country Boulevard, Suite 300, Houston, TX 77024. (713) 360-6290

