



201412120024

Recording requested by:  
ServiceLink

Skagit County Auditor \$75.00  
12/12/2014 Page 1 of 4 11:27AM

Return Address:  
DONNA P BURGESS  
13953 E ARKANSAS DRIVE  
AURORA CO 80012

<b>CHICAGO TITLE</b> 620022556	<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> DONNA P BURGESS, A WIDOW	
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) LOT(S): LOTS 1 & 2 BLOCK: BLK 10 BEALES MAPLE GROVE ADD TO THE CITY OF ANACORTES	
<b>Assessor's Property Tax Parcel/Account Number</b> P56629 / 3775-010-002-0004	
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, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 4718  
DEC 12 2014

Amount Paid \$65  
Skagit Co. Treasurer  
By *Milom* 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:

**DONNA P. BURGESS**  
13953 E ARKANSAS DRIVE, AURORA, CO 80012

Commitment Number: 3305425  
Seller's Loan Number: 1701741190

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
P56629 / 3775-010-002-0004

**ABBREVIATED LEGAL: LOT(S): LOTS 1 & 2 BLOCK: BLK 10 BEALES MAPLE  
GROVE ADD TO THE CITY OF ANACORTES**

*Skagit County WA*

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 \$99,748.95 (Ninety Nine Thousand Seven Hundred Forty Eight Dollars and Ninety Five Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **DONNA P. BURGESS, A WIDOW**, hereinafter grantee, whose tax mailing address is **13953 E ARKANSAS DRIVE, AURORA, CO 80012**, the following real property:



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**LEGAL DESCRIPTION:**

**LOTS 1 AND 2, BLOCK 10, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON**  
**Assessor's Parcel Number: P56629 / 3775-010-002-0004**

**Property Address is: 803 34TH STREET, ANACORTES, WA 98221.**

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: **201305160126**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$119,698.74 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 \$119,698.74 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 12/9, 2014:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

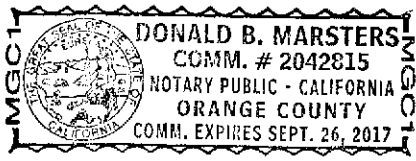
By: \_\_\_\_\_

Name: Maurya Silva

Title: AVP

STATE OF CA  
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 9 day of December 2014, by Maurya Silva 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 photo ID 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.



Donald B. Marsters  
NOTARY PUBLIC  
My Commission Expires SEP. 26 2017

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.



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