

Return Address:

Land Title
Burlington



201412260056

Skagit County Auditor

\$75.00

12/26/2014 Page

1 of

4 11:28AM

Document Title:

Special Warranty Deed

LAND TITLE OF SKAGIT COUNTY

150938-

Se

Reference Number (if applicable):

Grantor(s):

☐ additional grantor names on page __.

1) The Secretary of Veterans Affairs of Washington D.C.

2) _____

Grantee(s):

☐ additional grantor names on page __.

1) Alfonso Garcia Garcia

2) _____

Abbreviated Legal Description:

☐ full legal on page(s) ____.

Lot 1, Burl 2-83; ptn NE SW, 6-34-4

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P23749

When recorded return to Grantee(s) at:
12657 Markwood Road
Burlington, WA 98233

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: Alfonso Garcia Garcia, whose address is 20340 Sanchez Lane, Apt. F123, Burlington, WA 98233
Property Address: 12657 Markwood Road, Burlington, WA 98233. This address is provided for informational purposes only.
Parcel No.: P23749/340406-0-122-0003

LAND TITLE OF SKAGIT COUNTY

The Grantor, The Secretary of Veterans Affairs of Washington D.C., for and in consideration of \$134,500.00, in hand paid, does grant, bargain, sell, convey, and confirm to Grantee(s), Alfonso Garcia Garcia,* the following described real estate, situated in the County of Skagit, State of Washington:

*a married man, as his separate property

The property described as Lot 1, Burl 2-83, Ptn NE 1/4 SW 1/4, 6-34-4 E W.M., Skagit Co., WA and more fully described in Exhibit "A" attached hereto and incorporated herein. 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 9/11/2014 at Instrument No. 201409110035 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 68710

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20144921

DEC 26 2014

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



201412260056

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: [Signature]

Terrell Davis, ASVP
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

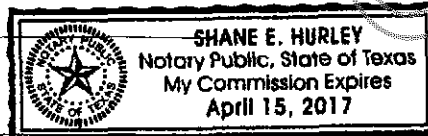
STATE OF Texas

COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Terrell Davis 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.

SE Hurley
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



Schedule "A-1"

150938-SE

DESCRIPTION:

Lot 1 of Burlington Short Plat No. 2-83, as approved November 22, 1983, and recorded February 6, 1984 in Volume 6 of Short Plats, page 115, under Auditor's File No. 8402060050, records of Skagit County, Washington; being a portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



201412260056