

Recording requested by:
ServiceLink



201412300089

Return Address:
RICHARD H FROMME, TRUSTEE
MARILYN A FROMME, TRUSTEE
1611 WEST BEACH RD
OAK HARBOR, WA 98277

Skagit County Auditor

\$78.00

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CHICAGO TITLE

620020447

Document Title(s) SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Fannie Mae AKA Federal National Mortgage Association
Grantee(s) RICHARD H FROMME AND MARILYN A FROMME, TRUSTEES OF THE R&M REVOCABLE TRUST DATED NOVEMBER 5, 1985
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT(S): LOTS 31-33 BLOCK: BLK 1 FIDALGO ADD TO CITY OF ANACORTES Skagit County, WA
Assessor's Property Tax Parcel/Account Number P57187 / 3787-001-033-0002
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.

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:

**RICHARD H. FROMME and MARILYN A. FROMME, TRUSTEES OF THE R & M
REVOCABLE TRUST DATED NOVEMBER 5, 1985
1611 WEST BEACH RD OAK HARBOR, WA 98277**

Commitment Number: 3224529

Seller's Loan Number: 1702888023

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
P57187 / 3787-001-033-0002**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144971
DEC 30 2014

Amount Paid \$ 0
Skagit Co. Treasurer
By M67 Deputy

**ABBREVIATED LEGAL: LOT(S): LOTS 31-33 BLOCK: BLK 1 FIDALGO ADD TO
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 \$180,000.00 (One Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **RICHARD H. FROMME and MARILYN A. FROMME, TRUSTEES OF THE R & M REVOCABLE TRUST DATED**



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\$76.00

UNOFFICIAL DOCUMENT

NOVEMBER 5, 1985, hereinafter grantees, whose tax mailing address is **1611 WEST BEACH RD OAK HARBOR, WA 98277**, the following real property:



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LEGAL DESCRIPTION:

LOTS 31, 32, AND 33, BLOCK 1, FIDALGO ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF IN VOLUME 1 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON
Assessor's Parcel Number: P57187 / 3787-001-033-0002

Property Address is: 1708 32ND 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 grantees forever.

Prior instrument reference: **201310010077**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$216,000.00 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 \$216,000.00 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 12/15, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

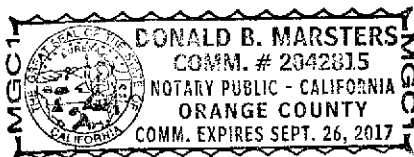
By: _____

Name: Eduys Franco

Title: AVP

STATE OF CA
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15 day of December 2014, by Eduys Franco 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.



Deed B. Marsters
NOTARY PUBLIC
My Commission Expires Sept. 26, 2017



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\$76.00