

Recording requested by:
ServiceLink

Return Address:
Mark Trunzo
1418 Digby Pl., Mount Vernon, WA 98274



201502120051

Skagit County Auditor
2/12/2015 Page

1 of

\$77.00
6 3:31PM

CHICAGO TITLE

620022510

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) Mark Trunzo, a single man
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT D-23-D REVISED MOUNT VERNON LAND USE NO. LU 06-030
Assessor's Property Tax Parcel/Account Number P124817 / 4900-004-023-0400
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:

Mark Trunzo

1418 Digby Pl., Mount Vernon, WA 98274

Commitment Number: 3302881

Seller's Loan Number: 1706901273

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P124817 / 4900-004-023-0400

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015430

FEB 12 2015

Amount Paid \$
Skagit Co. Treasurer
By *man* Deputy

**ABBREVIATED LEGAL: Lot(s): LOT D-23-D REVISED MOUNT VERNON LAND USE
NO. LU 06-030**

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 \$196,000.00 (One Hundred Ninety Six Thousand Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **Mark Trunzo**, a single man hereinafter grantee, whose tax mailing address is **1418 Digby Pl., Mount Vernon, WA 98274**, the following real property:



201502120051

Skagit County Auditor

\$77.00

2/12/2015 Page

2 of

6 3:31PM

LEGAL DESCRIPTION: (SEE ATTACHED PAGE 6)

Lot 0-23-0, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, 0-23-C, 0-23-0, 0-23-E and 0-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, 0-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast Y.. of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows: Beginning at the Southerly most corner of said Lot 0-23-R; Thence North 54°38'47" East along the Southeasterly line of said Lot 0-23-R for a distance of 100.22 feet; Thence North 36°16'52" West for a distance of 72.19 feet; Thence North 53°43'08" East for a distance of 35.00 feet; Thence North 36°16'52" West for a distance of 3.00 feet to the True Point of Beginning; Thence North 53°43'08" East for a distance of 20.19 feet, more or less, to the Southwesterly line of Lot D-23-C Revised; Thence South 36°16'52" East along said Southwesterly line for a distance of 52.00 feet to the Southerly most corner of said Lot 0-23-C Revised; Thence South 53°43'08" West for a distance of 20.19 feet, more or less, to a point bearing South 36°16'52" East from the True Point of Beginning; thence North 36°16'52" West for a distance of 52.00 feet, more or less, to the True Point of Beginning. Situated in Skagit County, Washington. Assessor's Parcel Number: P124817 / 4900-004-023-0400

Property Address is: 1418 Digby Pl., Mount Vernon, WA 98274.

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: _____



Executed by the undersigned on Feb. 11, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

Name: Gladys Franco

Title: AVP

STATE OF _____
COUNTY OF _____

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this ____ day of _____, 2015,
by _____ of ServiceLink, A Division of Chicago Title
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
_____ 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.

NOTARY PUBLIC
My Commission Expires

SOS ATTACHED
ACKNOWLEDGEMENT



201502120051

Skagit County Auditor

\$77.00

2/12/2015 Page

4 of

6 3:31PM

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

On February 11, 2015 before me, ERIC B. FISHER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared GLADYS FRANCO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/(she)/they executed the same in his/(her)/their authorized capacity(ies), and that by his/(her)/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

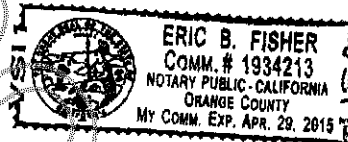
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



201502120051

Skagit County Auditor

2/12/2015 Page

5 of

6 3:31PM

\$77.00

LEGAL DESCRIPTION

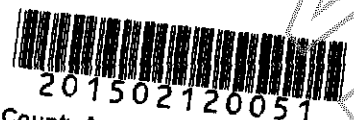
Order No.: 620022510

For APN/Parcel ID(s): P124817 / 4900-004-023-0400

Lot D-23-D, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;
Thence North $54^{\circ}38'47''$ East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;
Thence North $36^{\circ}16'52''$ West for a distance of 72.19 feet;
Thence North $53^{\circ}43'08''$ East for a distance of 35.00 feet;
Thence North $36^{\circ}16'52''$ West for a distance of 3.00 feet to the True Point of Beginning;
Thence North $53^{\circ}43'08''$ East for a distance of 20.19 feet, more or less, to the Southwesterly line of Lot D-23-C Revised;
Thence South $36^{\circ}16'52''$ East along said Southwesterly line for a distance of 52.00 feet to the Southerly most corner of said Lot D-23-C Revised;
Thence South $53^{\circ}43'08''$ West for a distance of 20.19 feet, more or less, to a point bearing South $36^{\circ}16'52''$ East from the True Point of Beginning;
thence North $36^{\circ}16'52''$ West for a distance of 52.00 feet, more or less, to the True Point of Beginning.

Situated in Skagit County, Washington.



201502120051
Skagit County Auditor
2/12/2015 Page

6 of

\$77.00
6 3:31PM