



201503200071

Skagit County Auditor

\$73.00

3/20/2015 Page

1 of

2 3:38PM

When recorded return to Grantee(s) at:
465 Crested Butte Blvd.
Mount Vernon, WA 98273

CHICAGO TITLE
620023384

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: Robert Eddy, Jr. and Rachyl Eddy, husband and wife, whose address is 2310 Goldfinch St. #B, Oak Harbor, WA 98277

Property Address: 465 Crested Butte Blvd., Mount Vernon, WA 98273. This address is provided for informational purposes only.

Parcel No.: P125391/4915-000-179-0000

The Grantor, The Secretary of Veterans Affairs of Washington D.C., for and in consideration of \$185,000.00, in hand paid, does grant, bargain, sell, convey, and confirm to Grantee(s), Robert Eddy, Jr. and Rachyl Eddy, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

The property described as Lot 179, Skagit Highlands Div. V, Ph. 1, Skagit County, Washington and more fully described Lot 179, "Plat of Skagit Highlands Division V (Phase 1)," according to the Plat thereof, recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Situate in Skagit County, 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 11/12/2014 at Instrument No. 201411120072 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 March 17, 2015.

[Signature Page Follows]

REO 72191

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *[Signature]*

Jeffrey B. Gordon ARP
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)*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 870

MAR 20 2015

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

ACKNOWLEDGMENT

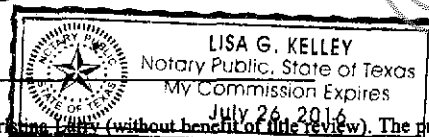
STATE OF Texas)
COUNTY OF Denton)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jeffrey B. Gordon 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 TX aforesaid, this 17 day of March, 2015.

Notary Public

My Commission Expires:



Prepared by Washington Attorney Kristina ~~Yancy~~ (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