

**Recording requested by:**  
ServiceLink



Skagit County Auditor  
3/24/2015 Page

1 of

5 2:27PM

\$76.00

**Return Address:**  
Quang Tuan Nguyen  
1817 S 3rd St., Mount Vernon, WA 98273

<b>Document Title(s)</b> <b>SPECIAL/LIMITED WARRANTY DEED</b>
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b> <b>FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION</b>
<b>Grantee(s)</b> <b>Quang Tuan Nguyen, a married man as his sole and separate property</b>
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) <b>PTN. LOT 9, BLOCK 1, "MCLEANS THIRD STREET ADDN. TO MOUNT VERNON" Skagit County, WA</b>
<b>Assessor's Property Tax Parcel/Account Number</b> <b>P53450</b>
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:

**Quang Tuan Nguyen**  
1817 S 3rd St., Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015900  
MAR 24 2015

Commitment Number: 3268443  
Seller's Loan Number: 17008011981

Amount Paid \$  
Skagit Co. Treasurer  
By: *[Signature]* Deputy

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
P53450

**ABBREVIATED LEGAL: PTN. LOT 9, BLOCK 1, "MCLEANS THIRD STREET  
ADDN. TO MOUNT VERNON"**

*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 \$130,000.00 (One Hundred Thirty Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **Quang Tuan Nguyen**, a married man as his sole and separate property, hereinafter grantee, whose tax mailing address is **1817 S 3rd St., Mount Vernon, WA 98273**, the following real property:

**LEGAL DESCRIPTION:**

**THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS: THE EAST 108 FEET OF LOT 9, BLOCK 1, "MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON', AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 66, RECORDS OF SKAGIT COUNTY, WASHINGTON. Assessor's Parcel Number: P53450**

**Property Address is: 1817 S 3rd St., Mount Vernon, WA 98273.**

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 March 23, 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

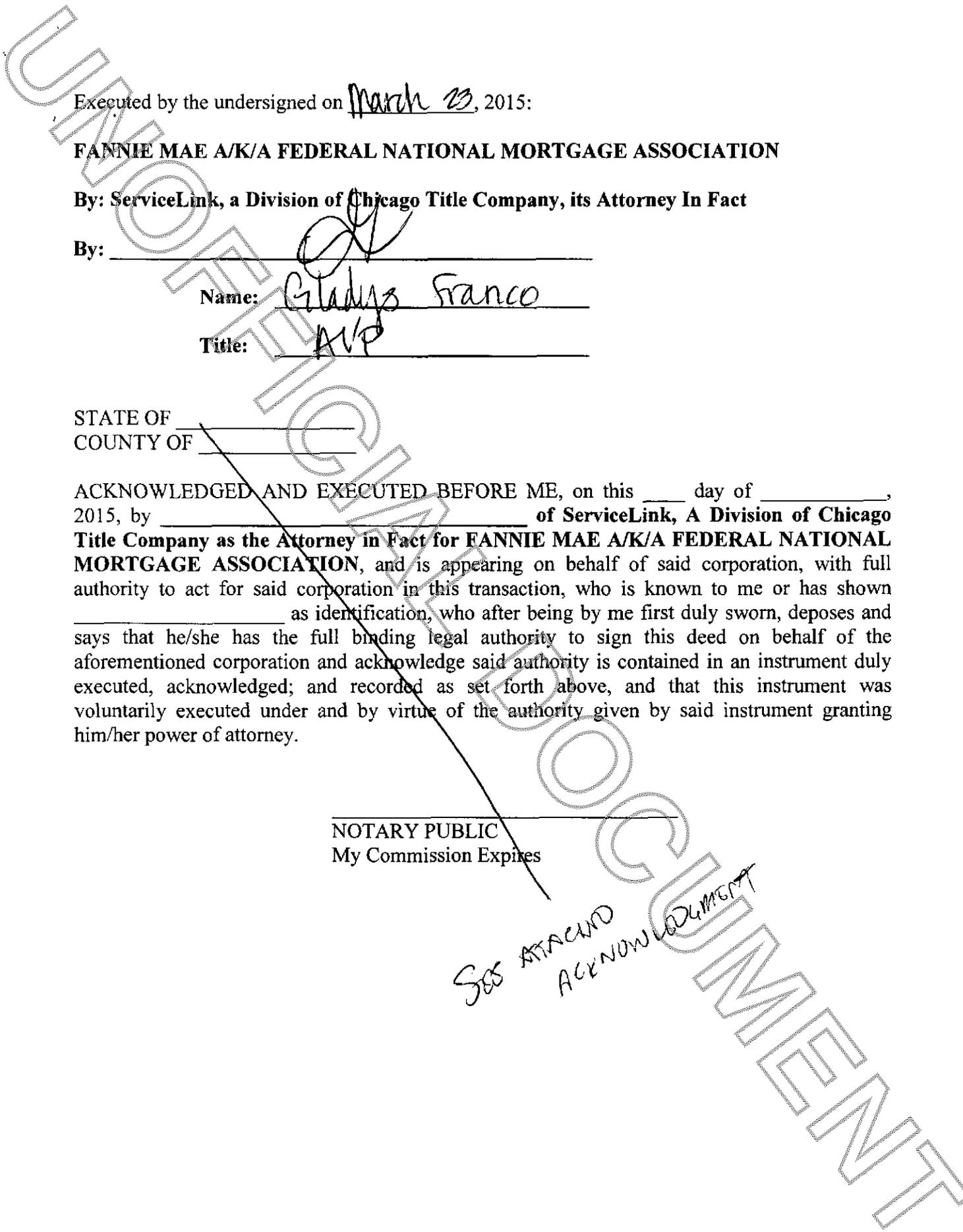
Title: AVP

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 \_\_\_\_\_

SEE ATTACHED  
ACKNOWLEDGMENT



# 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 March 23, 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)

