



201503310132

Skagit County Auditor

\$73.00

3/31/2015 Page

1 of

2 3:12PM

When recorded return to Grantee(s) at:
428 Brittany St.
Mount Vernon, WA 98274

Land Title and Escrow

151412-0

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: Paul M. Chonka and Kimberly R. Chonka, husband and wife, whose address is 233 Shantel St., Mount Vernon, WA 98274

Property Address: 428 Brittany St., Mount Vernon, WA 98274. This address is provided for informational purposes only.

Parcel No.: 4904-000-016-0000 / P125092

The Grantor, The Secretary of Veterans Affairs of Washington D.C., for and in consideration of \$227,750.00, in hand paid, does grant, bargain, sell, convey, and confirm to Grantee(s), Paul M. Chonka and Kimberly R. Chonka, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

The property described as LOT 16, 'PLAT OF CEDAR HEIGHTS WEST', AS PER PLAT RECORDED SEPTEMBER 22, 2006, UNDER AUDITOR'S FILE NO. 200609220186, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF 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 2/5/2015 at Instrument No. 201502050045 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 30, 2015.

REO 72135

[Signature Page Follows]

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**20151009
MAR 31 2015

Amount Paid \$
Skagit Co. Treasurer
By man Deputy

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Wahishia Stroud

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)

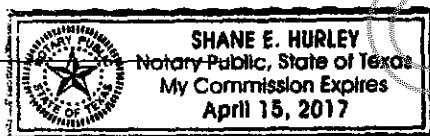
ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Denton)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Wahishia Stroud 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 30th day of March, 20 15.

Shane E. 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