



201504130164

Skagit County Auditor

\$78.00

4/13/2015 Page

1 of

5 3:35PM

Recording requested by:
ServiceLink

Return Address:
Gene Paul Turner Jr
1104 S 12TH ST, MOUNT VERNON, WA 98274

CHICAGO TITLE
620022830

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)
Gene Paul Turner Jr, a married man, as his sole and separate property
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
Lot(s): 1 Block: 22 MAP OF MILLETT'S ADD TO MOUNT VERNON
Assessor's Property Tax Parcel/Account Number
P53649/3741-022-001-0001
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.

Skagit County

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:

Gene Paul Turner Jr
1104 S 12TH ST, MOUNT VERNON, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 1170

APR 13 2015

Commitment Number: 3318124
Seller's Loan Number: 1732342510

Amount Paid \$ ϕ
Skagit Co. Treasurer
By *RF* Deputy

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P53649/3741-022-001-0001

ABBREVIATED LEGAL: Lot(s): 1 Block: 22 MAP OF MILLETT'S ADD TO MOUNT VERNON

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 \$167,000.00 (One Hundred Sixty Seven Thousand Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **Gene Paul Turner Jr**, a married man, as his sole and separate property, hereinafter grantee, whose tax mailing address is **1104 S 12TH ST, MOUNT VERNON, WA 98274**, the following real property:

LEGAL DESCRIPTION:

**Lot 1, Block 22, "Map of Millett's Addition to Mt. Vernon, Skagit County, Washington", according to the plat thereof recorded in Volume 2 of Plats, Page 63, records of Skagit County, Washington. Situated in Skagit County, Washington
Assessor's Parcel Number: P53649/3741-022-001-0001**

Property Address is: 1104 S 12TH ST, 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 April 9, 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

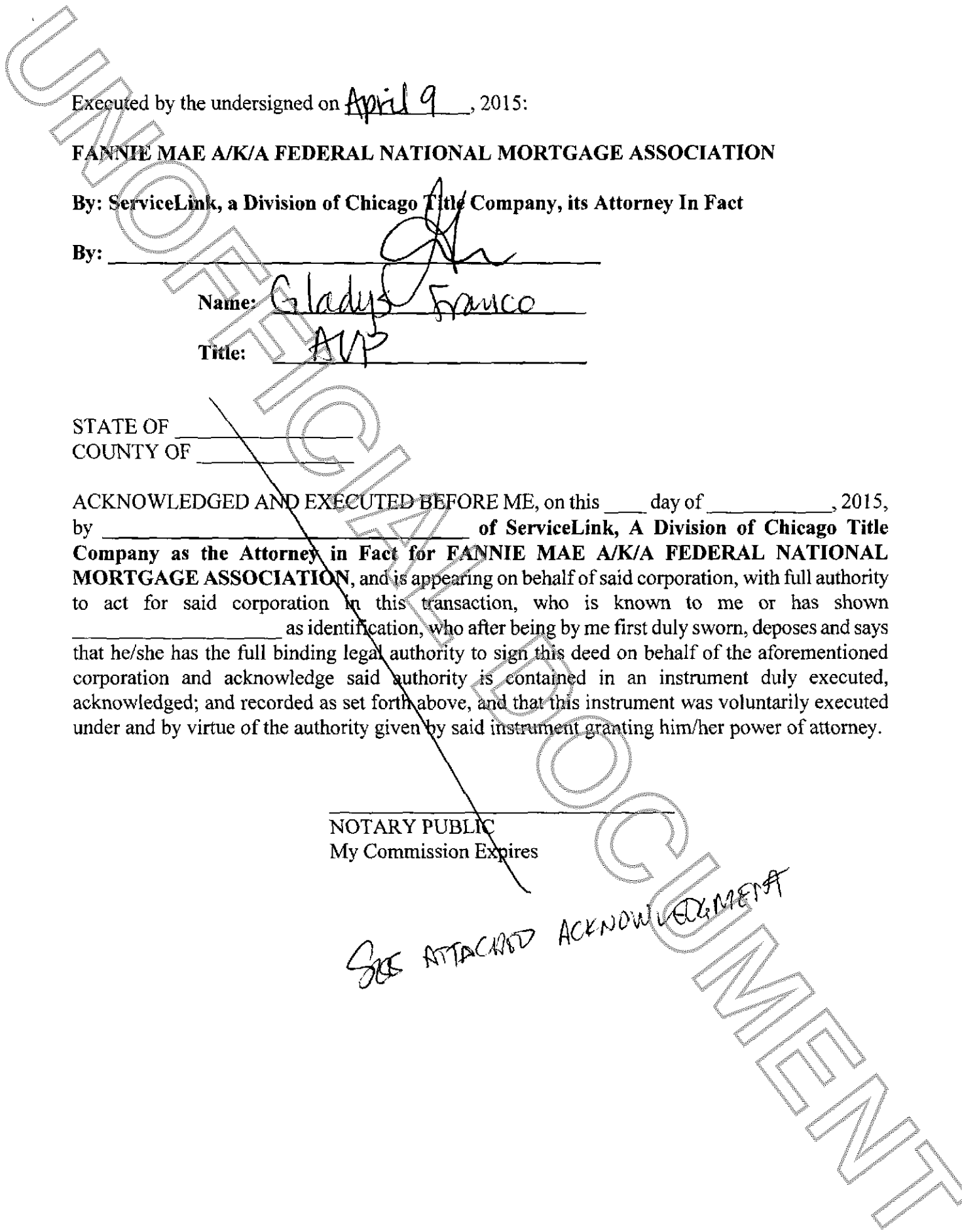
Title: AVP

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 ACKNOWLEDGEMENT



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 April 9, 2015 before me, Eric B. Fisher, Notary Public
(insert name and title of the officer)

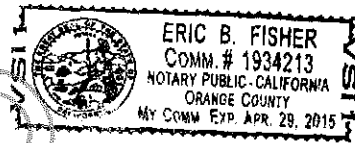
personally appeared Gladys Franco
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *Eric B. Fisher*

(Seal)



UNOFFICIAL DOCUMENT