



Skagit County Auditor

\$78.00

4/14/2015 Page

1 of

5 1:33PM

Return Address:

**TYLER D WANLASS
HEATHER A WANLASS
PO BOX 927
BURLINGTON, WA 98233**

Document Title(s) SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Fannie Mae AKA Federal National Mortgage Association
GRANTEE(S) TYLER D WANLASS AND HEATHER A WANLASS, HUSBAND AND WIFE AS JOINT TENANTS
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) A PTN OF LOTS 8-10, BLK, 59, AM. BURL. SKAGIT COUNTY, WASHINGTON.
Assessor's Property Tax Parcel/Account Number P71683 / 4076-059-010-0005
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:

TYLER D. WANLASS and HEATHER A. WANLASS, HUSBAND AND WIFE AS JOINT TENANTS

PO BOX 927, BURLINGTON, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/1180

APR 14 2015

Commitment Number: 3279657

Seller's Loan Number: 1702575866

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P71683 / 4076-059-010-0005

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

ABBREVIATED LEGAL: A PTN OF LOTS 8-10, BLK, 59, AM. BURL. SKAGIT COUNTY, WASHINGTON.

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 \$104,000.00 (One Hundred Four Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **TYLER D. WANLASS and HEATHER A. WANLASS, HUSBAND AND WIFE AS JOINT TENANTS**, hereinafter grantees, whose tax mailing address is **PO BOX 927, BURLINGTON, WA 98233**, the following real property:

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOTS 8, 9 AND 10, BLOCK 59, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. NOTE FOR INFORMATIONAL PURPOSES ONLY: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

Assessor's Parcel Number: P71683 / 4076-059-010-0005

Property Address is: 310 SOUTH CHERRY ST., BURLINGTON, WA 98233.

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 grantees forever.

Prior instrument reference: **201407030066**

Executed by the undersigned on 4-10, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

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

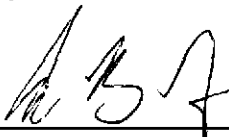
On April 10, 2015 before me, Eric B. Fisher, Notary Public
(insert name and title of the officer)

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)

