

Return Address:

Ashley B. & Amanda C. Friedrichs  
5816 Inc 2 St  
Bow, WA 98232



201505080069

Skagit County Auditor

\$127.00

5/8/2015 Page

1 of

6 1:35PM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Special/Limited warranty Deed

3. \_\_\_\_\_ 4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** Exactly as name(s) appear on document

1. Fannie Mae AFA Federal National Mortgage  
2. Association

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** Exactly as name(s) appear on document

1. Ashley B. Friedrichs  
2. Amanda C. Friedrichs

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Plat lots 2, 3, 7 & 8 block 7 "Bow" Vol. 3 pg 40

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

assigned 40740070080109

☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Amanda C. Friedrichs

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Recording requested by:  
SERVICELINK

Return Address:  
ASHLEY B. FRIEDRICHS AND AMANDA C. FRIEDRICHS  
5816 INEZ STREET  
BOW, WA 98232

<b>Document Title(s)</b>  SPECIAL/LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b>  FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
<b>Grantee(s)</b>  ASHLEY B. FRIEDRICHS AND AMANDA C. FRIEDRICHS, HUSBAND AND WIFE
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  PTN LOTS 2, 3, 7 AND 8, BLOCK 7, "BOW", VOLUME 3, PAGE 40. SKAGIT COUNTY, WASHINGTON.
<b>Assessor's Property Tax Parcel/Account Number</b>  P71269/4074 W7W8 0109
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:

**Ashley B. Friedrichs and Amanda C. Friedrichs**  
5816 Inez Street, Bow, WA 98232

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20151612  
MAY 08 2015

Commitment Number: 3305834

Seller's Loan Number: 1699152187

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

P71269 1407407080109

Amount Paid \$6  
Skagit Co. Treasurer  
By *mem* Deputy

**ABBREVIATED LEGAL: PTN. LOTS 2, 3, 7 AND 8, BLOCK 7, "BOW", VOLUME 3,  
PAGE 40. SKAGIT COUNTY, WASHINGTON.**

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**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 \$215,000.00 (Two Hundred Fifteen Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **Ashley B. Friedrichs and Amanda C. Friedrichs**, husband and wife, hereinafter grantees, whose tax mailing address is **5816 Inez Street, Bow, WA 98232**, the following real property:

**LEGAL DESCRIPTION:**

**LOT 2 AND THE SOUTHEAST 20 FEET OF THE SOUTHWEST 50 FEET OF LOT 8, ADJOINING; THE NORTHEAST 25 FEET OF LOT 3 AND THE SOUTHEAST 20 FEET OF THE NORTHEAST 25 FEET OF LOT 7, ADJOINING, BLOCK 7, PLAT OF BOW, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**Assessor's Parcel Number: P71269 1457407080109**

**Property Address is: 5816 Inez Street, Bow, WA 98232.**

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: \_\_\_\_\_

Executed by the undersigned on MAY 4, 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.

SEE ATTACHED ACKNOWLEDGMENT  
NOTARY PUBLIC  
My Commission Expires

## 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 May 4, 2015 before me, Donald B. Marsters, 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

Donald B. Marsters

(Seal)

