

Recording requested by:
SERVICELINK



Skagit County Auditor
5/22/2015 Page 1 of 5 11:56AM \$78.00

Return Address:
JAMES J. FALLONE
24917 STONEWOOD DRIVE
MOUNT VERNON, WA 98274

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 <i>SERVICELINK</i>
Grantee(s) JAMES J. FALLONE, UNMARRIED MAN
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 23, SURVEY 809880, PTN NE ¼ OF SE ¼, 6-33-5 E W.M. SKAGIT COUNTY, WASHINGTON.
Assessor's Property Tax Parcel/Account Number P17967 / 330506-4-001-0530
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:

James J. Pallone

24917 Stonewood Drive, Mount Vernon, WA 98274

Commitment Number: 3272586

Seller's Loan Number: 1711117010

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P17967 / 330506-4-001-0530

ABBREVIATED LEGAL: LOT 23, SURVEY 809880, PTN NE 1/4 OF SE 1/4, 6-33-5 E W.M. 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 \$285,000.00 (Two Hundred Eighty Five Thousand Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **James J. Pallone**, unmarried man hereinafter grantee, whose tax mailing address is **24917 Stonewood Drive, Mount Vernon, WA 98274**, the following real property:

20151846
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 22 2015

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

LEGAL DESCRIPTION:

PARCEL "A" : THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST W.M., SHOWN AS LOT 23 OF THAT CERTAIN PLAT FILED IN BOOK 1 OF SURVEYS, PAGE 113, UNDER AUDITOR'S FILE NO. 809880, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL "B": A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN "60 FOOT ROAD AND UTILITY EASEMENT." AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 1 OF SURVEYS, PAGE 113 UNDER AUDITOR'S FILE NO. 809880 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: P17967 / 330506-4-001-0530

Property Address is: 24917 Stonewood Drive, 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.

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 MAY 20, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

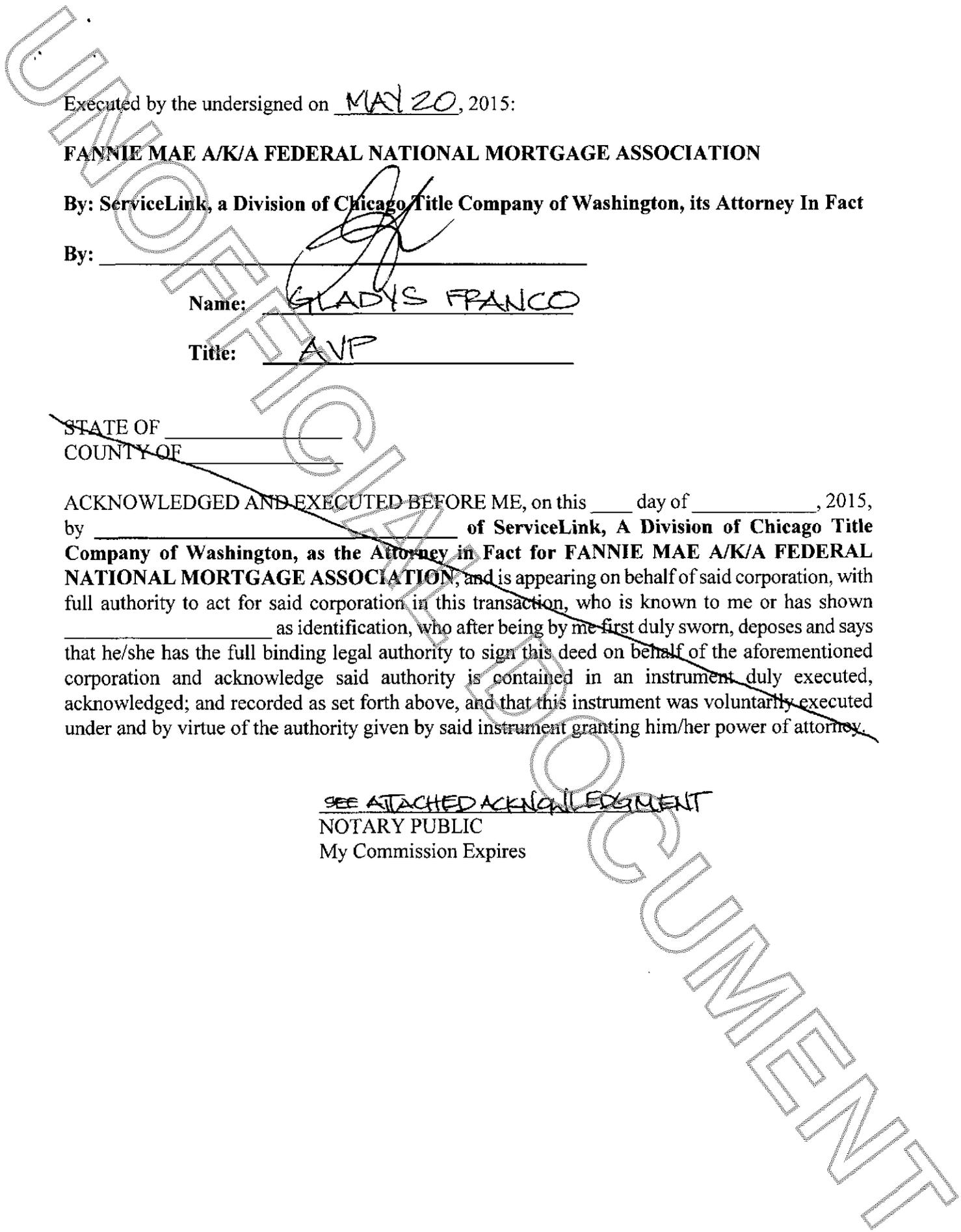
Name: GLADYS FRANCO

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 of Washington, 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 20, 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)

