



201507210064

Skagit County Auditor

\$76.00

7/21/2015 Page

1 of

5 2:25PM

Recording requested by:
ServiceLink

Return Address:
SKAGIT COUNTY
1400 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

| |
|--|
| 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) SKAGIT COUNTY |
| Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) PTN OF LOT 5 BLK 4 RIVERSIDE ADD TO TOWN OF MOUNT VERNON |
| Assessor's Property Tax Parcel/Account Number P54163 / 3755-004-005-0107 |
| 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:

SKAGIT COUNTY

1400 CONTINENTAL PLACE MOUNT VERNON, WA 98273

Commitment Number: 3358062

Seller's Loan Number: 1711317761

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P54163 / 3755-004-005-0107

**ABBREVIATED LEGAL: PTN OF LOT 5 BLK 4 RIVERSIDE ADD TO TOWN OF
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 \$56,500.00 (Fifty Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **SKAGIT COUNTY**, hereinafter grantee, whose tax mailing address is **1400 CONTINENTAL PLACE MOUNT VERNON, WA 98273**, the following real property:

LEGAL DESCRIPTION:

THE SOUTH 64 FEET OF LOT 5, BLOCK 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. Assessor's Parcel Number: P54163 / 3755-004-005-0107

Property Address is: 100 W BROADWAY MOUNT VERNON, WA 98273.

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: **201504270164**

2015 2834
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 21 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By VIF Deputy

Executed by the undersigned on 7-14, 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 _____

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 7/14/15 before me, Donald 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)

