

Recording requested by:
ServiceLink

Return Address:
WILLIAM R ESARY
SUSAN D ESARY
1784 HEALY RD
SEDRO WOOLLEY, WA 98284



Skagit County Auditor
8/5/2015 Page

\$76.00
1 of 5 11:34AM

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) WILLIAM R ESARY AND SUSAN D ESARY, HUSBAND AND WIFE AS COMMUNITY PROPERTY
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) PTN OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO 2-87 <i>Skagit County, WA</i>
Assessor's Property Tax Parcel/Account Number P40857 / 350608-2-003-0008
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:

WILLIAM R. ESARY and SUSAN D. ESARY
1784 HEALY RD., SEDRO WOOLLEY, WA 98284

2015 3069
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Commitment Number: 3349475

Seller's Loan Number: 1706777406

AUG 05 2015

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P40857 / 350608-2-003-0008

Amount Paid \$ 8
Skagit Co. Treasurer
By Deputy

**ABBREVIATED LEGAL: PTN OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 2-
87**

Exempt: WAC 458-61A-205 (2).

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$135,501.00 (One Hundred Thirty Five Thousand Five Hundred One Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **WILLIAM R. ESARY and SUSAN D. ESARY**, HUSBAND AND WIFE AS COMMUNITY PROPERTY hereinafter grantees, whose tax mailing address is **1784 HEALY RD., SEDRO WOOLLEY, WA 98284**, the following real property:

LEGAL DESCRIPTION:

THE SOUTH 787.00 FEET OF LOT 1, SHORT PLAT NO. 2-87, APPROVED FEBRUARY 13, 1987, RECORDED FEBRUARY 17, 1987 IN BOOK 7 OF SHORT PLATS, PAGE 167, UNDER AUDITOR'S FILE NO. 8702170010 AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: P40857 / 350608-2-003-0008

Property Address is: 31027 PREVEDAL ROAD, SEDRO WOOLLEY, WA 98284.

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 grantees forever.

Prior instrument reference: **201503190049**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$162,601.20 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$162,601.20 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

Executed by the undersigned on 7/30, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: [Signature]

Name: Megan Mills

Title: AVP

STATE OF _____
COUNTY OF _____

see attached

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 7/30/15 before me, Donald Marsters
(insert name and title of the officer) *Notary public*

personally appeared Megan Mills
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)

