



201512110095

Skagit County Auditor

\$128.00

12/11/2015 Page

1 of

6 2:15PM

Document Title: SPECIAL/LIMITED WARRANTY DEED

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. FANNIE MAE AKA FEDERAL NATIONAL
2. MORTGAGE ASSOCIATION.

Grantee(s):

☐ additional grantee names on page ____

1. TRAVIS J. + CHRISTINE M. HALTERMAN.
2. H + W

Abbreviated legal description:

☐ full legal on page(s) ____

L 21 SKAGIT ORCHARDS

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P118363

I, ANY, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

12-11-15

Recording requested by:
ServiceLink

Return Address:
Travis J. Halterman and Christine M. Halterman, husband and wife
105 N 30th Street, Mount Vernon, WA 98273

| |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 |
| Grantee(s) Travis J. Halterman and Christine M. Halterman, husband and wife |
| Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 21 SKAGIT ORCHARDS Skagit County, WA |
| Assessor's Property Tax Parcel/Account Number P118363 4781 Woodland |
| 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, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:

Travis J. Halterman and Christine M. Halterman, husband and wife
105 N 30th Street, Mount Vernon, WA 98273

Commitment Number: 3390777

Seller's Loan Number: 1705461607

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20155004

DEC 11 2015

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P118363 / 478100021000

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

ABBREVIATED LEGAL: LOT 21 SKAGIT ORCHARDS

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 \$240,000.00 (Two Hundred Forty Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **Travis J. Halterman and Christine M. Halterman, husband and wife**, hereinafter grantees, whose tax mailing address is **105 N 30th Street, Mount Vernon, WA 98273**, the following real property:

LEGAL DESCRIPTION:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS: Lot 21, "PLAT OF SKAGIT ORCHARDS," as per Plat recorded on September 24, 2001 under Auditor's File No. 200109240161, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington
Assessor's Parcel Number: P118363 1478100001000

Property Address is: 105 N 30th Street, 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 grantees forever.

Prior instrument reference: _____

Executed by the undersigned on 12-8, 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: _____

Gladys Franco

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

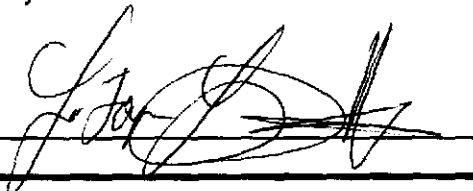
On 12/8/15 before me, LaToya Lacy Meeks, notary public
(insert name and title of the officer)

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)

