



201601040084

When recorded return to:

Skagit County Auditor

\$75.00

1/4/2016 Page

1 of

3 10:32AM

Graydon P. Anderson and Brenda K. Anderson
31119 State Route 20
Sedro Woolley, WA 98284

Filed for Record at Request of:
First American Title Insurance Company

GUARDIAN NORTHWEST TITLE CO.

110565

SPECIAL WARRANTY DEED
(Not Statutory)

File No: 4221-2572855 (HUD Case #561-
838715) (AS)

Date: December 23, 2015

Grantor(s): **The Secretary of Housing & Urban Development, his/her successors in office**
Grantee(s): **Graydon P. Anderson and Brenda K. Anderson**
Abbreviated Legal: **Section 17, Township 35 North, Range 6 East; Ptn. NW aka Lot 3, SP #96-007**

Additional Legal on page:

Assessor's Tax Parcel No(s): 35061700040200

THE GRANTOR(S), **The Secretary of Housing & Urban Development, his/her successors in office**, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to **Graydon P. Anderson and Brenda K. Anderson, a married couple**, the following described real estate, situated in the County of **Skagit**, State of **Washington**:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 3 of Skagit County Short Plat No. 96-007, approved June 18, 1997 and recorded July 2, 1997 as Auditor's File No. 9707020001 in Volume 13 of Short Plats, page 19, records of Skagit County, Washington, being a portion of the North 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 60 foot wide roadway and 90 foot diameter cul-de-sac as delineated on the face of said Short Plat on Lot 2 thereof; and ALSO TOGETHER WITH a 20 foot wide access and utility easement over, across and under that portion of the North 20 feet of Lot 2 of said Short Plat lying Westerly of the cul-desac.

Tax Parcel Number(s): 35061700040200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165
JAN 04 2016

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

LPB-16-09(r)
Page 1 of 3

APN: 35061700040200

Special Warranty Deed
-continued

File No.: 4221-2572855 (AS)
Date: 12/23/2015

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. *The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.*

In witness whereof, the undersigned has set his/her hand as a principal and/or officer of, Management and Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

By: _____

(Seal)

(Type or Print Name)

Rene Orosco
Authorized Agent

(Type or Print Title)

APN: 35061700040200

Special Warranty Deed
-continued

File No.: 4221-2572855 (A5)
Date: 12/23/2015

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.

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)SS
COUNTY OF Orange)

On 12/30/15, before
me, Ralph Brandon Salazar, Notary Public, personally
appeared Rene

CROSCO, 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



This area for official notarial seal