



201602190085

Skagit County Auditor \$75.00  
2/19/2016 Page 1 of 3 12:30PM

When recorded return to:  
Kurt Keller and Hien Keller  
4319 Kiowa Drive  
Mount Vernon WA 98273

**SPECIAL WARRANTY DEED  
(Not Statutory)**

*Land Title and Escrow*

153917-0

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, PO Box 650043, Dallas TX 75265-0043

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration,

in hand paid, bargains, sells, and conveys to **Kurt Keller and Hien Keller, husband and wife**

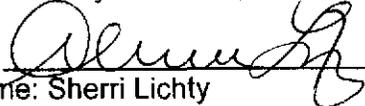
the following described estate, situated in the County of Skagit, State of Washington:

Lot 25, Block 44, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.  
Subject to: See Exhibit "A" attached hereto and made a part hereof  
Tax Parcel Number(s): P75835 - 4150-044-025-0009

Dated: 2/9/16

Fannie Mae A/K/A Federal National Mortgage Association  
By Old Republic Title, Ltd., a Washington Corporation  
Its: Attorney in Fact

By:   
Name: Sherri Lichty  
Its: Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016516  
FEB 19 2016

LPB 16-09(r)

Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy

EXHIBIT A – Deed Restriction

Escrow holder is hereby instructed and authorized to cause the policy of title insurance in favor of the buyer herein subject to the following deed restriction:

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$94,800.00 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 \$94,800.00 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 the grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.

STATE OF Washington, COUNTY OF Snohomish

On this 9<sup>th</sup> day of February, A.D. 2016, before me, the undersigned, a  
Notary Public in and for the State of Washington  
Duly commissioned and sworn personally appeared

Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as  
Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

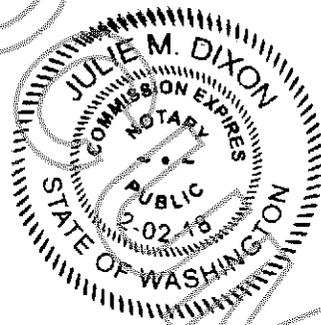
Therein described and acknowledged to me that he/she/they signed and sealed  
the instrument as such Attorney in Fact for said Principal, freely and voluntarily,  
for the uses and purposes therein mentioned, and on oath stated that the Power  
of Attorney authorizing the execution of this instrument has not been revoked and  
that the said Sherri Lichty is now living.

WITNESS my hand and official seal hereto affixed the day and year in this  
certificate above written.

Julie M. Dixon

Printed Name: Julie M. Dixon  
Notary Public in and for the State of Washington

Residing at Stanwood  
My Commission Expires: 02-02-2018



Please place Notary Stamp/Seal Above This line  
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS