



201705310067

Skagit County Auditor

\$77.00

5/31/2017 Page

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5 12:19PM

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:

TIM ADAMS AND KATHY ADAMS
23704 COVE RD., SEDRO WOOLLEY, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172375
MAY 31 2017

Commitment Number: 170139914

Seller's Loan Number: 679209689

Amount Paid \$ 0
Skagit Co. Treasurer
Deputy

By HB

ASSESSOR PARCEL IDENTIFICATION NUMBER:

4185-000-032-0001 / P 77745

ABBREVIATED LEGAL: : LOT 32, "PLAT OF JANICKI COVE, DIV. NO. 1" APN:

4185-000-032-0001 / P 77745

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

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 PLANO PARKWAY, CARROLLTON, TX 75010**, hereinafter grantor, for \$62,500.00 (Sixty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **TIM ADAMS AND KATHY ADAMS, HUSBAND AND WIFE AS JOINT TENANTS** hereinafter grantee, whose tax mailing address is **23704 COVE RD., SEDRO WOOLLEY, WA 98284**, 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 32, "PLAT OF JANICKI COVE, DIV. NO. 1", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 1, 2, AND 3, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 32, "PLAT OF JANICKI COVE, DIV. NO. 1" APN: 4185-000-032-0001 Assessor's Parcel Number: 4185-000-032-0001,P77745

Property Address is: 23704 COVE RD., 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 grantee forever.

Prior instrument reference: **201704100221**

Executed by the undersigned on 5/18, 2017:

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Servicelink, a Division of Chicago Title Insurance Company, its Attorney in Fact

By: M

Name: Megan Mills

Its: ARP

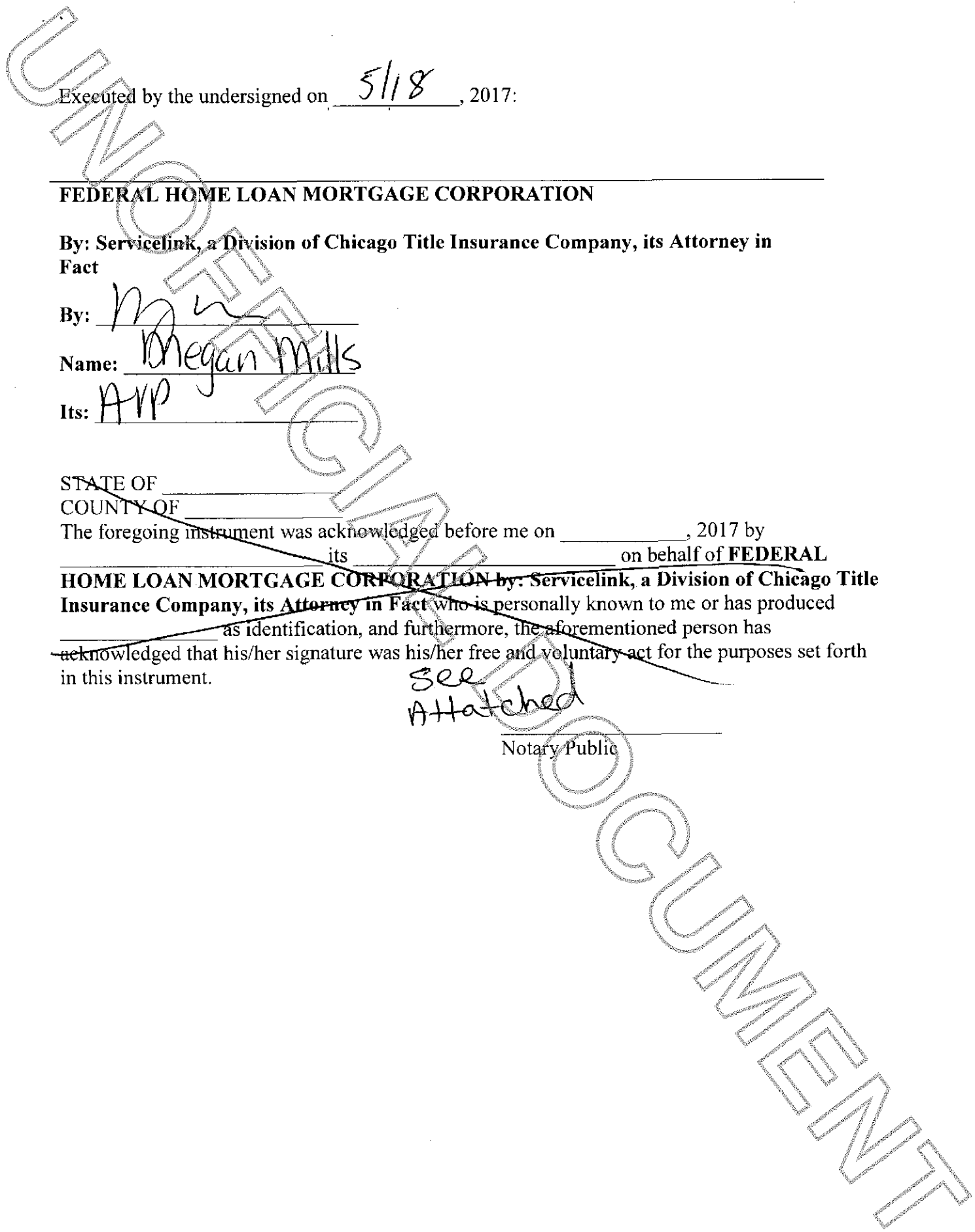
STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2017 by _____ its _____ on behalf of **FEDERAL**

HOME LOAN MORTGAGE CORPORATION by: Servicelink, a Division of Chicago Title Insurance Company, its Attorney in Fact who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has ~~acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.~~

See Attached

Notary Public



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 May 18, 2017 before me, Regina Jay Eggen - Notary Public
(insert name and title of the officer)

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.

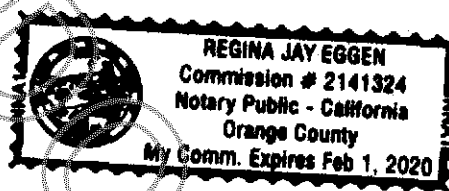
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 32, "PLAT OF JANICKI COVE, DIV. NO. 1", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 1, 2, AND 3, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

ABBREVIATED LEGAL: LOT 32, "PLAT OF JANICKI COVE, DIV. NO. 1"

APN: 4185-000-032-0001

1077745

UNOFFICIAL DOCUMENT