



201801310073

Skagit County Auditor

\$77.00

1/31/2018 Page

1 of

4 1:09PM

**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:

ROBERT JOHNSON  
348 MOKO PL, LA CONNER, WA 98257

Commitment Number: 170200888

Seller's Loan Number: 1706688483

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2018/3/1*  
JAN 31 2018

Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By *MS* Deputy

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

**5100-002-348-0000, P128858**

**ABBREVIATED LEGAL: LOT 348, REVISED MAP OF SURVEY OF SHELTER BAY  
DIV. NO. 2**

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**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$194,100.00 (One Hundred Ninety Four Thousand One Hundred Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of special warranty to **ROBERT JOHNSON A SINGLE MAN**, hereinafter grantee, whose tax mailing address is **348 MOKO PL, LA CONNER, WA 98257**, the following real property:

**LEGAL DESCRIPTION:**

**A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY: LOT 348 OF REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, ACCORDING TO THE SURVEY RECORDED MARCH 17, 1970 IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 833 THROUGH 838, UNDER AUDITOR'S FILE NO. 737013, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**Property Address is: 348 MOKO PL, LA CONNER, WA 98257.**

Prior instrument reference: 201801310072

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.

Executed by the undersigned on 1/30/, 2018:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**By: ServiceLink LLC, its Attorney In Fact**

By: 

Name: Gladys Franco

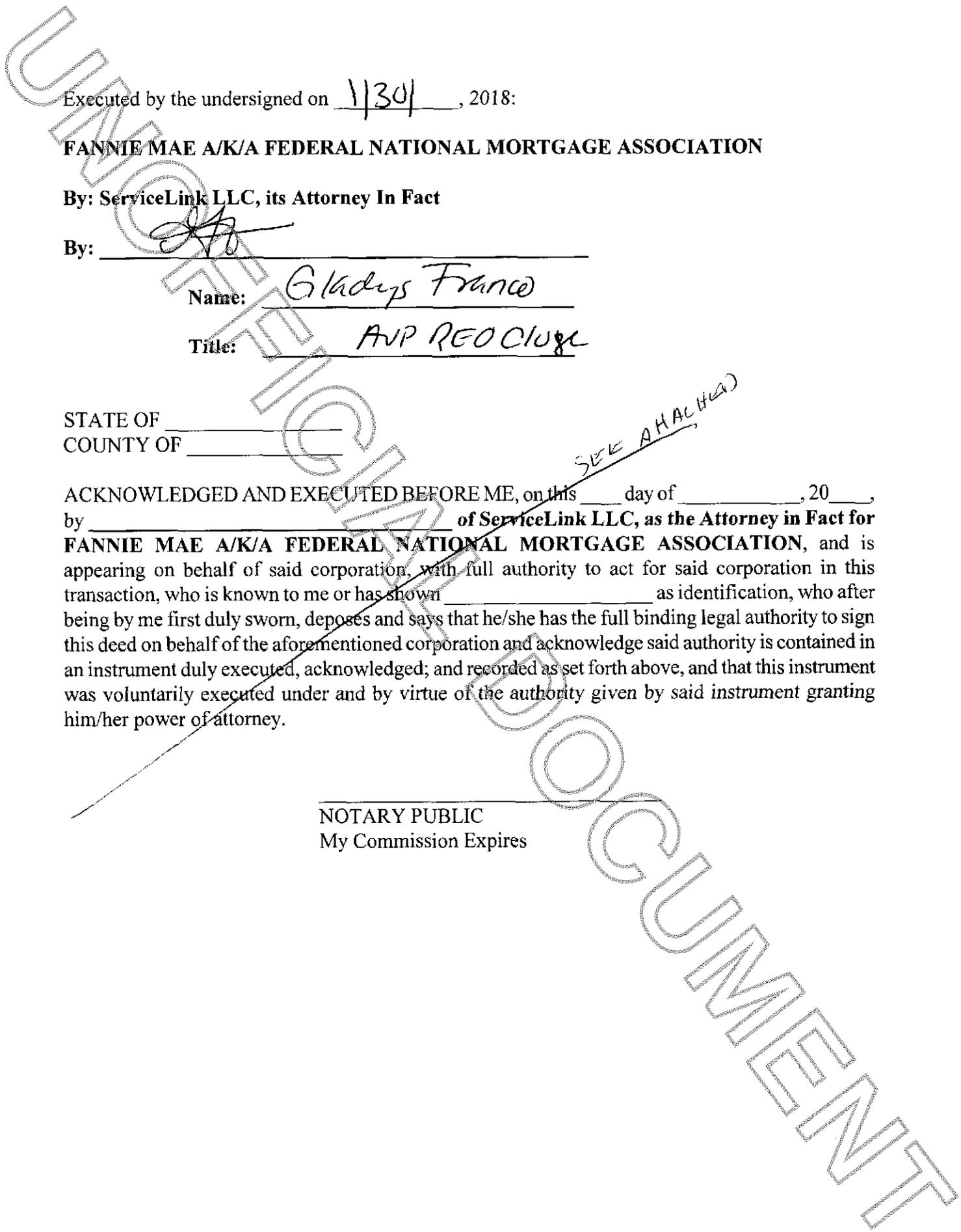
Title: AVP REOCLOS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

*SEE AHAC (HEAD)*

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of ServiceLink LLC, 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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

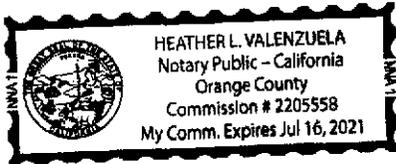
On 1/30/18 before me, Heather L Valenzuela, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Gladys Franco  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_