



201804020131

Skagit County Auditor

\$79.00

4/2/2018 Page

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5 1:19PM

Recording requested by:
ServiceLink

Return Address:
PAUL HOUVENER AND GAIL HOUVENER
607 MAPLE ST, Hamilton, WA 98255

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) PAUL HOUVENER AND GAIL HOUVENER, husband and wife as community property
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LTS 5-7 Blk 10, Sup to Cumberland, Add to Hamilton WA Vol. 2, Pg 96, Skagit County, Washington
Assessor's Property Tax Parcel/Account Number 4118-010-007-0003
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:
**PAUL HOVENER AND GAIL HOVENER, HUSBAND AND WIFE AS
COMMUNITY PROPERTY
607 MAPLE ST, Hamilton, WA 98255**

Commitment Number: 170209371
Seller's Loan Number: L1601HK

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
4118-010-007-0003**

**ABBREVIATED LEGAL: LTS 5-7 Blk 10, Sup to Cumberland, Add to Hamilton WA Vol. 2,
Pg 96, Skagit County, Washington.**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181290
APR 02 2018

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

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. BOX 650043, DALLAS, TX 75265-0043**, hereinafter grantor, for \$75,500.00 (Seventy Five Thousand Five Hundred Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **PAUL HOVENER AND GAIL HOVENER**, husband and wife as community property, hereinafter grantee, whose tax mailing address is **607 MAPLE ST, HAMILTON, WA 98255**, the following real property:

LEGAL DESCRIPTION:

All real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows: Lots 5, 6 and 7, Block 10, "Supplemental plat of Cumberland addition to Hamilton, Wash.", as per plat recorded in Volume 2 of plats, page 96, records of Skagit County, Washington. Situated in the County of Skagit, State of Washington.

Tax ID: 4118-010-007-0003

Assessor's Parcel Number: 4118-010-007-0003

Property Address is: 607 MAPLE ST, HAMILTON, WA 98255.

Prior instrument reference: 201604070051

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 3/29/18, 2018:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: [Signature] 3/29/18

Name: Gladys Franco

Title: VP REFCLOSE

STATE OF _____
COUNTY OF _____

SEE ATTACHED

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

UNRECORDED INSTRUMENT

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 3/29/18 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: _____