



200710160075  
Skagit County Auditor

10/16/2007 Page 1 of 4 3:24PM

**RETURN DOCUMENT TO:**

Service Link  
4000 Industrial Blvd.  
Aliquippa, PA 15001

CHICAGO TITLE COMPANY  
IC40999-ER

*Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047*

<b>DOCUMENT TITLE(S):</b>	
SPECIAL WARRANTY DEED	ACCOMMODATION RECORDING
<b>AUDITOR FILE NUMBER &amp; VOL. &amp; PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:</b>	
Additional reference numbers can be found on page _____ of document.	
<b>GRANTOR(S):</b>	
FEDERAL HOME LOAN MORTGAGE CORPORATION	
Additional grantor(s) can be found on page _____ of document.	
<b>GRANTEE(S):</b>	
LYNNETTE J. GIFFORD	
Additional grantee(s) can be found on page _____ of document.	
<b>ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)</b>	
LOT 67 IN PLAT OF CEDAR GROVE	
Additional legal(s) can be found on page _____ of document.	
<b>ASSESSOR'S 16-DIGIT PARCEL NUMBER:</b>	Chicago Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity
38770000670004	
Additional numbers can be found on page _____ of document.	

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

-----Above This Line Reserved For Official Use Only-----

**After recording return to:**

Loan #: \_\_\_\_\_  
SL#: 1300100  
Service Link  
4000 Industrial Boulevard  
Aliquippa, PA 15001

**Mail Tax Statements to:**  
**Lynnette J. Gifford**

**Parcel ID # 3877-000-067-0004**

**Property Address**  
46445 Baker Loop Road  
Concrete, WA 98237

## SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF NINETY THOUSAND and 00/100 DOLLARS (\$90,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 24th day of September, 2007, FEDERAL HOME LOAN MORTGAGE CORPORATION, by Chicago Title Insurance Company doing business as ServiceLink, as Attorney-in-Fact, with a business address of 5000 Piano Parkway, Carrollton, TX 75010, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto LYNNETTE J. GIFFORD, a single woman, residing at 46445 Bakerloop Rd. Concrete WA 98237, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:



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ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, BEING KNOWN AND DESIGNATED AS LOT 67, PLAT OF CEDARGROVE ON THE SKAGIT, AS RECORDED IN VOLUME 9, PAGES 48 TO 51 INCL. OF PLATS, RECORDS OF SKAGIT COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

SOURCE OF TITLE IS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ /INSTRUMENT NO. \_\_\_\_\_  
(RECORDED \_\_\_\_\_)

PROPERTY ADDRESS: 46445 Baker Loop Road, Concrete, WA 98237

*The legal description was obtained from a previously recorded instrument.*

*This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity, its partners, agents, employees, stockholders, directors, officers, members, managers, successors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid;

*(The remainder of this page has been intentionally left blank.  
Signature page to follow.)*



IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first written above.

**WITNESS**

Carla M. Ceravolo  
First Witness

Carla M. Ceravolo  
Print Name

K Prescott  
Second Witness

K Prescott  
Print Name

**FEDERAL HOME LOAN MORTGAGE CORPORATION, by Chicago Title Insurance Company doing business as SericeLink, as Attorney-in-Fact \***

By [Signature]

Its att. in fact  
It's Attorney-in-fact, pursuant to Power of Attorney recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of \_\_\_\_\_.

STATE OF Pennsylvania  
COUNTY OF Beaver

BEFORE ME, on this 26<sup>th</sup> day of September, 2007, the undersigned authority, personally appeared Scott Kistner, who is the att. in fact of CHICAGO TITLE INSURANCE COMPANY doing business as SERVICELINK as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, 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 NO as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

**NOTARIAL SEAL**  
Carla M. Ceravolo, Notary Public  
Moon Township, Allegheny County  
My Commission Expires March 30, 2010

Carla M. Ceravolo  
NOTARY PUBLIC

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**

**This Instrument Prepared Under The Supervision Of:**  
**P. DeSantis, Esquire**  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
866-755-6300

\* FOA is recorded in Skagit County Records as document # 200704200164



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