

When recorded return to:

Sharipoff Family Trust
Po. Box 962
Mulino, OR 97042



201107270056
Skagit County Auditor

7/27/2011 Page 1 of 2 3:41PM

SPECIAL WARRANTY DEED
(Not Statutory)

GUARDIAN NORTHWEST TITLE CO.
102113

This Indenture, made on the 7th day of July, 2011 by and between the Secretary of Veterans Affairs, and Office of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Fevrusa Sharipoff, Trustee of the Sharipoff Family Trust, dated March 30, 2001, whose address is, P.O. Box 962, Concrete, Washington 98237, hereinafter referred to as Grantees.

THE GRANTOR, Fevrusa Sharipoff, Trustee of the Sharipoff Family Trust, dated March 30, 2001

for and in consideration of FIFTY FIVE THOUSAND FIVE HUNDRED NINE AND NO/100 DOLLARS \$55,500.00,

the Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate

in hand paid, bargains, sells, and conveys to Grantees,

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

Lot 17, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", as per plat recorded in Volume 15 of Plats, pages 163, through 166, inclusive, records of Skagit County, Washington.

More commonly known as: 7299 N. Superior Avenue, Concrete, Washington 98237

Tax Parcel Number(s): P104851, 4628-000-017-0006

Transfer tax exempt: United States Government is Grantor of said property WAC 458-61A-205(2)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2257

JUL 27 2011

Amount Paid \$0
Skagit Co. Treasurer
By Man Deputy

EXECUTED this day of 7/7, 2011

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America

By the Secretary's duly authorized property
management contractor, Bank of America N.A.,
FKA BAC Home Loans, Servicing LP,
Pursuant to a delegation of Authority found at 38
C.F.R. § 36.4345(f)

Date: 7/7/2011

Signature: *Pennie Clayton*

Printed Name and Title: Pennie Clayton, AVP

Signed in our presence:

Cindy Ton
(Witness Signature)

Print Name: Cindy Ton

Nubia Escobar
(Witness Signature)

Print Name: Nubia Escobar

Notary Acknowledgment:

STATE OF TEXAS)
) ss
COUNTY OF COLLIN)

On this date, before me personally appeared Pennie Clayton, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

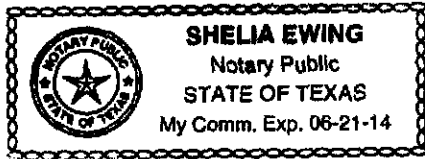
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 7th day of July, 2011.

Notary Public *Shelia Ewing*

My term expires: 6-21-14

This instrument was prepared by:

Alivia Kassab Arabo, J.D., LL.M
The Law Offices of Kassab Arabo, PLLC



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