



201208130115

Skagit County Auditor

8/13/2012 Page 1 of 4 3:47PM

Recording requested by:
ServiceLink

Return Address:

Cody J. Brown Skye S. Jenkins
Edward Wahlgreen and Stephanie L. Wahlgreen,
9468 Prospect Street,
Sedro Woolley, WA 98284

Chicago Title 620014460

Document Title(s)
SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s)
Federal National Mortgage Association
Grantee(s)
<i>Wahlgren</i> <i>Wahlgren</i> Edward Wahlgreen and Stephanie L. Wahlgreen , Husband and Wife
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
LOT 1 AND PTN LOT 2 MOUNTAIN VISTA ADDITION
Assessor's Property Tax Parcel/Account Number
<i>PU7631</i> 39600000010001 <i>PU7633</i> 396000000070109
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, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16608.

After Recording Return To:

** Wahlgren*
Edward ~~Wahlgreen~~ and Stephanie L. ~~Wahlgreen~~, Husband and Wife
9468 Prospect Street, Sedro Woolley, WA 98284

Commitment Number: 2894685
Seller's Loan Number: 1702181624

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122448
AUG 13 2012

ASSESSOR PARCEL IDENTIFICATION NUMBER:
39600000010001

Amount Paid \$
By *Marn* Skagit Co. Treasurer Deputy

ABBREVIATED LEGAL: LOT 1 AND PTN LOT 2 MOUNTAIN VISTA ADDITION

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$189,900.00 (One Hundred and Eighty-Nine Thousand Nine Hundred Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Edward ~~Wahlgreen~~ and Stephanie L. ~~Wahlgreen~~, Husband and Wife**, hereinafter grantee, whose tax mailing address is **9468 Prospect Street, Sedro Woolley, WA 98284**, the following real property:

** Wahlgren*



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LEGAL DESCRIPTION:

Lot 1 and the South 85 feet of Lot 2, MOUNTAIN VISTA ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 65, records of Skagit County, Washington. Situated in Skagit County, Washington.

Assessor's Parcel Number: 39600000010001 / 3960000002019

Property Address is: 9468 Prospect Street, 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 prior to the date the seller acquired title.

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: **201106060087**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$227,880.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$227,880.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.



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Executed by the undersigned on Aug 10th, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Megan Mills

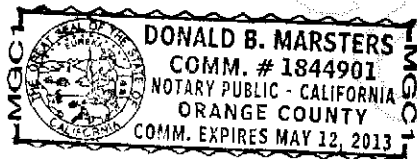
Name: Megan Mills

Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 10th day of Aug., 2012, by Megan Mills of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for 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 Photo ID 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.

Donald B Marsters
NOTARY PUBLIC
My Commission Expires MAY 12, 2013



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