

Recording requested by:
ServiceLink



201301300070
Skagit County Auditor

1/30/2013 Page 1 of 4 12:30PM

Return Address:
Shannon D. Trammell and Racheal K. Trammell
PO BOX 1196 Burlington, WA 98263

Document Title(s) SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Federal National Mortgage Association
Grantee(s) Shannon D. Trammell and Racheal K. Trammell, Husband and Wife
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 35, Rolling Ridge Estates No. 1, recorded in Volume 9, Pages 4 and 5. Skagit County, WA
Assessor's Property Tax Parcel/Account Number P68583
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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

Shannon D. Trammell and Racheal K. Trammell
PO BOX 1196 Burlington, WA 98263

Commitment Number: 3045783
Seller's Loan Number: 4005182490

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P68583

ABBREVIATED LEGAL: Lot 35, Rolling Ridge Estates No. 1, recorded in Volume 9, Pages 4 and 5.

Skagit County, WA

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$275,000.00 (Two Hundred and Seventy-Five Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Shannon D. Trammell and Racheal K. Trammell**, Husband and Wife hereinafter grantees, whose tax mailing address is **PO BOX 1196 Burlington, WA 98263**, the following real property:



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LEGAL DESCRIPTION:

All that certain parcel of land situate in the County of Skagit, State of Washington, being more particularly described as follows: Lot 35, Rolling Ridge Estates No. 1, according to the plat thereof, recorded in Volume 9 of Plats, Pages 4 and 5, records of Skagit County, Washington.

Assessor's Parcel Number: P68583

Property Address is: 21409 Rolling Ridge Drive, 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 grantees forever.

Prior instrument reference: 201208240203



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Executed by the undersigned on 1/20/13, 2013:

Federal National Mortgage Association

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

By: _____

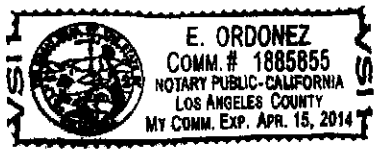
Name: Jennifer Schalip

Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20th day of Jan, 2013, by Jennifer Schalip 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.

[Signature]
NOTARY PUBLIC
My Commission Expires 4/15/14



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013312
JAN 30 2013
Amount Paid \$ 0
By MG Skagit Co. Treasurer Deputy



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Skagit County Auditor