



201308260154

Recording requested by:  
ServiceLink

Skagit County Auditor

\$75.00

8/26/2013 Page

1 of

4 2:23PM

Return Address:  
DONALD T MATTESON  
14289 SE CHRISTENSON CT  
CLACKAMAS, OR 97015

CHICAGO TITLE 620018423

<b>Document Title(s)</b>  SPECIAL/ LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b>  Federal National Mortgage Association
<b>Grantee(s)</b>  DONALD T MATTESON, A MARRIED MAN
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  LOT 4 MOUNTAIN VIEW PARK <i>Skagit County WA</i>
<b>Assessor's Property Tax Parcel/Account Number</b>  3805-000-004-0007
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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 3445  
AUG 26 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**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:  
**DONALD T. MATTESON**  
**14289 SE CHRISTENSON CT., CLACKAMAS, OR 97015**

Commitment Number: 3149542  
Seller's Loan Number: 1700973522

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**3805-000-004-0007**

**ABBREVIATED LEGAL: LOT 4 MOUNTAIN VIEW PARK**

*Skagit County*  
*WA*

**Exempt: WAC 458-61A-205.**

**Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$145,000.00 (One Hundred Forty Five Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **DONALD T. MATTESON**, , A MARRIED MAN hereinafter grantee, whose tax mailing address is **14289 SE CHRISTENSON CT., CLACKAMAS, OR 97015**, the following real property:



**LEGAL DESCRIPTION:**

**LOT 4, MOUNTAIN VIEW PARK , ACCORDING TO THE PLAT THEREOF  
RECORDED UNDER VOLUME 7 OF PLATS, PAGE 77, RECORDS OF SKAGIT  
COUNTY, WASHINGTON**

**Assessor's Parcel Number: 3805-000-004-0007**

**Property Address is: 702 41ST PL., ANACORTES, WA 98221.**

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: **201301020077**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$174,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$174,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE REALTED TO A MORTGAGE OR DEED OF TRUST.



Executed by the undersigned on August 23, 2013:

**Federal National Mortgage Association**

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

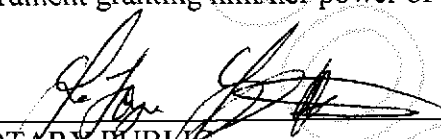
By: 

Name: Megan Mills

Title: AVP

STATE OF CA  
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of August, 2013, 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.

  
NOTARY PUBLIC  
My Commission Expires 6-13-2014

