



201310250088

Skagit County Auditor \$75.00  
10/25/2013 Page 1 of 4 2:21PM

**Recording requested by:**  
ServiceLink

**Return Address:**  
Kurt Swanson and Brittany Swanson  
4726 Mt. Baker Loop, Mount Vernon, WA 98273

<b>Document Title(s)</b> <b>SPECIAL/LIMITED WARRANTY DEED</b>
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b> <b>Federal National Mortgage Association</b>
<b>Grantee(s)</b> <b>Kurt Swanson and Brittany Swanson, husband and wife</b>
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) <b>LOT 31, SKAGIT HIGHLANDS, DIVISION II, SKAGIT COUNTY, WASHINGTON.</b>
<b>Assessor's Property Tax Parcel/Account Number</b> <b>4887-000-031-0000 / P124251</b>
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:

**Kurt Swanson and Brittany Swanson**  
**4726 Mt. Baker Loop, Mount Vernon, WA 98273**

Commitment Number: 3204362  
Seller's Loan Number: 1706142417

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

4887-000-031-0000 / P124251

**ABBREVIATED LEGAL: LOT 31, SKAGIT HIGHLANDS, DIVISION II, SKAGIT COUNTY, WASHINGTON.**

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

**Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$249,000.00 (Two Hundred Forty Nine Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Kurt Swanson and Brittany Swanson, husband and wife**, hereinafter grantees, whose tax mailing address is **4726 Mt. Baker Loop, Mount Vernon, WA 98273**, the following real property:



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**LEGAL DESCRIPTION:**

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 31, "SKAGIT HIGHLANDS, DIVISION II", AS PER PLAT RECORDED ON APRIL 4, 2006, UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**Assessor's Parcel Number: 4887-000-031-0000 1 P124251**

**Property Address is: 4726 Mt. Baker Loop, Mount Vernon, WA 98273.**

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: **201305310159**

20134316  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 25 2013

Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By *MF* Deputy



201310250088

Executed by the undersigned on Oct 23, 2013:

**Federal National Mortgage Association**

**By: ServiceLink, a Division of Chicago Title Company of Washington, 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 23 day of Oct, 2013, by Megan Mills of ServiceLink, A Division of Chicago Title Company of Washington 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 SEPT 26, 2017

