



201312100041

Skagit County Auditor
12/10/2013 Page

1 of 4 2:27PM

\$75.00

After Recording Return To:
Mark C. Benson and Anita Benson
29378 OUTLOOK LANE, SEDRO WOOLLEY, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134923
DEC 10 2013

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

This document generated
under the auspices of, and approved by:

JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

CHICAGO TITLE 620018670

Mail Tax Statements To:
Mark C. Benson and Anita Benson
29378 OUTLOOK LANE, SEDRO WOOLLEY, WA 98284

Parcel Number: 350513-2-001-0202 (P99759)

ABBREVIATED LEGAL: Parcel A, Lot 2, Skagit County Short Plat 92003

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS
AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED RECORDED
AT 201303200089 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON**

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.

Commitment Number: REO: 373841

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF \$135,000.00 (One Hundred Thirty-Five Thousand Dollars and Zero Cents), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as **GRANTOR**, does hereby grant, convey unto Mark C. Benson and Anita Benson, husband and wife, whose tax-mailing address is 29378 OUTLOOK LANE, SEDRO WOOLLEY, WA 98284, hereinafter referred to as **GRANTEE(S)**, the following land and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

Parcel A: Lot 2, Skagit County Short Plat No. 92-003 (Being a Replat of Lot 2, Short Plat No. 91-31), approved April 8, 1992, recorded April 8, 1992, in Volume 10 of Short Plats, Page 73, under Auditor s File No. 9204080022, Records of Skagit County, Washington and being a portion of the Northwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian. Situated in Skagit County, Washington. Parcel B: a Non-exclusive easement for ingress, egress and utilities, as created in instrument recorded under Auditor s File Nos. 8902210090 and 8910230016, records of Skagit County, Washington; and also that certain non-exclusive easement 20 foot wide driveway easement over and across a portion of Lot 3 of said Short Plat No. 91-31 as reserved in document recorded under Auditor s File No. 9112230046, records of Skagit County, Washington, and corrected and re-recorded under Auditor s File No. 9201270105, Records of Skagit County, Washington. Situate in Skagit County, Washington.

PROPERTY ADDRESS: 29378 OUTLOOK LANE, SEDRO WOOLLEY, WA 98284
The legal description was provided by agent for grantor.



201312100041

Skagit County Auditor \$75.00
12/10/2013 Page 2 of 4 2:27PM

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; and that Grantor has a good right to sell and convey the same as aforesaid;

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

[This space intentionally left blank.]



201312100041

Skagit County Auditor
12/10/2013 Page

3 of

4

\$75.00
2:27PM

Dec IN WITNESS WHEREOF, Grantor executes this document on this 4 day of _____, 2013

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

[Signature]
By: *[Signature]*
Phonda Daniels, ACP

Printed Name Title
By the Secretary's duly authorized property
Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE: Texas

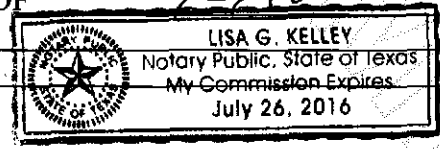
COUNTY: Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Phonda Daniels, ACP on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she 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 4 day of Dec, 2013

Notary Public

PRINTED NAME: Lisa G Kelley
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES ON: _____



Commitment Number: REO: 373841

