

WHEN RECORDED RETURN TO:

TRISTA M. PETESON
710 EAST SHARON AVENUE
BURLINGTON WA 98233



201403310143

Skagit County Auditor

\$126.00

3/31/2014 Page

1 of

5 11:37AM

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

620020438

DOCUMENT TITLE(s)

SPECIAL/LIMITED WARRANTY DEED

GRANTOR(s):

1. FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION

2.

3.

Additional names on page _____ of the document

GRANTEE(s):

1. TRISTA M. PETERSON, A SINGLE WOMAN

2.

3.

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

PTN. LOT 3, BLOCK 130, FIRST ADDITION TO BURLINGTON

Complete legal description is on page _____ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P72160 / 4077-130-003-0101

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature Melody Demosselt for Sandee Dhanow @

ServiceLink

This cover sheet is for the County Recorder's indexing purposes only.

The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014991
MAR 31 2014

Amount Paid \$0
Skagit Co. Treasurer
By *MEM* 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:

Trista M. Peterson
710 East Sharon Avenue, Burlington, WA 98233

Commitment Number: 3224464
Seller's Loan Number: 1707188524

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P72160 / 4077-130-003-010-1

**ABBREVIATED LEGAL: LOT(S): PTN. 3, BLOCK: 130, 1ST ADD TO BURLINGTON.
SKAGIT COUNTY, WASHINGTON.**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265**, hereinafter grantor, for \$100,000.00 (One Hundred Thousand Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **Trista M. Peterson, a single woman**, hereinafter grantee, whose tax mailing address is **710 East Sharon Avenue, Burlington, WA 98233**, the following real property:



LEGAL DESCRIPTION:

The land referred to in this Commitment is described as follows: The East 45 feet of Lot 3, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH." as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington; Except the South 230 feet thereof; And EXCEPT from the above described main tract that portion, if any, lying South of a line projected East from the South side of the existing power pole, as said pole was situated on May 2, 1956, on the West line of Lot 3, approximately 103 feet South of the South line of Sharon Street and as referred to in instrument recorded May 7, 1976, under Auditor's File No. 536657. ALSO an easement for road purposes, and for the installation and maintenance of sewer, water and other utility lines across the West 55 feet of the North 10 feet of the South 240 feet of said Lot 3, Block 130. Situate in Skagit County, Washington

Assessor's Parcel Number: P72160 / 4077-130-003-010-1

Property Address is: 710 East Sharon Avenue, Burlington, WA 98233.

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: _____



201403310143

Executed by the undersigned on 3-27, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

Name: [Signature] Blayis FRANCO

Title: MP

STATE OF _____
COUNTY OF _____

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this _____ day of _____, 2014, by _____ of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A 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 _____ 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.

See attached
NOTARY PUBLIC
My Commission Expires



ACKNOWLEDGMENT

State of California
County of ORANGE

On 3.27.14 before me, Maria E. Moreno Galvan, Notary Public
(insert name and title of the officer)

personally appeared GLADYS FRANCO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria E. Moreno Galvan (Seal)

