



201406260067

Skagit County Auditor

6/26/2014 Page

1 of

4

\$75.00

2:29PM

Recording requested by:
ServiceLink

Return Address:
JESSICA R HANFORD
1515 35TH STREET
BELLINGHAM, WA 98229

Document Title(s)
SPECIAL/ LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s)
Fannie Mae AKA Federal National Mortgage Association
Grantee(s)
JESSICA R HANFORD, AN UNMARRIED WOMAN
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
LOT 102, "CEDARGROVE ON THE SKAGIT", VOLUME 9, PAGES 48-51 <i>Skagit County, WA</i>
Assessor's Property Tax Parcel/Account Number
P64168 / 3877-000-102-0001
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

2014 2232
JUN 26 2014

Amount Paid ~~50~~
Skagit Co. Treasurer
By *Adm* 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:

JESSICA R. HANFORD, AN UNMARRIED WOMAN
1515 35TH STREET BELLINGHAM, WA 98229

Commitment Number: 3211665
Seller's Loan Number: 1704446837

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P64168 / 3877-000-102-0001

**ABBREVIATED LEGAL: LOT 102, "CEDARGROVE ON THE SKAGIT", VOLUME 9,
PAGES 48-51**

Skagit County, WA

Exempt: WAC 458-61A-205.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$99,900.00 (Ninety Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **JESSICA R. HANFORD, AN UNMARRIED WOMAN**, hereinafter grantee, whose tax mailing address is **1515 35TH STREET BELLINGHAM, WA 98229**, the following real property:



201406260067

LEGAL DESCRIPTION:

LOT 102, "CEDARGROVE ON THE SKAGIT", ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, RECORDS OF SKAGIT COUNTY, WASHINGTON

Assessor's Parcel Number: P64168 / 3877-000-102-0001

Property Address is: 46318 BAKER LOOP RD CONCRETE, WA 98237.

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: **201308190143**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$119,880.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$119,880.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

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



Executed by the undersigned on 6/20, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: Megan Mills

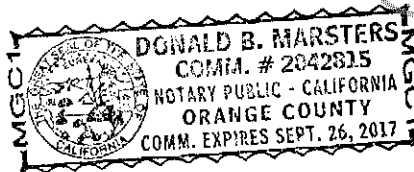
Name: Megan Mills

Title: AWP

STATE OF CA
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20 day of June, 2014, by Megan Mills 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 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 SEP. 26, 2017



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