

Recording requested by:
ServiceLink



Skagit County Auditor \$75.00
8/22/2014 Page 1 of 4 11:24AM

Return Address:
Quinn Harrington
46349 Baker Loop Rd, Concrete, WA 98237

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) <i>Fannie Mae AKA</i> Federal National Mortgage Association
Grantee(s) Quinn Harrington, a single man as his separate estate
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 80-CEDARGROVE ON THE SKAGIT, VOL. 9, PG. 48. SKAGIT COUNTY, WASHINGTON.
Assessor's Property Tax Parcel/Account Number P64142/3877-000-080-0007
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.

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:

Quinn Harrington
46349 Baker Loop Rd, Concrete, WA 98237

Commitment Number: 3244292
Seller's Loan Number: 1705866703

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P64142/3877-000-080-0007

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
20143069
AUG 22 2014

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

**ABBREVIATED LEGAL: LOT 80-CEDARGROVE ON THE SKAGIT, VOL. 9, PG. 48.
SKAGIT COUNTY, WASHINGTON.**

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 \$116,000.00 (One Hundred Sixteen Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **Quinn Harrington, a single man as his separate estate** hereinafter grantee, whose tax mailing address is **46349 Baker Loop Rd, Concrete, WA 98237**, the following real property:



201408220060

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 80, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLATE THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON

Assessor's Parcel Number: P64142/3877-000-080-0007

Property Address is: 46349 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: _____



Executed by the undersigned on Aug. 21, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

Name: Jennifer Schatip

Title: VP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of August, 2014, by Jennifer Schatip of **ServiceLink, A Division of Chicago Title 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 SEPT 26, 2017

