



201411190051

Skagit County Auditor
11/19/2014 Page

1 of 4 \$75.00
2:58PM

After Recording Return To:
LANCE CUMMINGS
1800 N 30TH STREET, MOUNT VERNON, WA 98273

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801 FOREST RIDGE DRIVE
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BEDFORD, TX 76022
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CHICAGO TITLE
020022508

Mail Tax Statements To:
LANCE CUMMINGS
1800 N 30TH STREET, MOUNT VERNON, WA 98273

Parcel Number/APN: P117621/4769-000-034-0000
Grantor: THE SECRETARY OF VETERANS AFFAIRS
Grantee: LANCE CUMMINGS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144380
NOV 19 2014

ABBREVIATED LEGAL:
LOT 34, TJ TOWNHOUSES

Amount Paid \$0
Skagit Co. Treasurer
By HB Deputy

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: 52082

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)

Exempt: WAC 458-61A-205

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF \$131,500.00 (One Hundred Thirty One Thousand Five Hundred 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, 810 Vermont Avenue NW, Washington, DC 20420, hereinafter referred to as **GRANTOR**, does hereby grant, convey unto LANCE CUMMINGS, whose tax-mailing address is 1800 N 30TH STREET, MOUNT VERNON, WA 98273, 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:

** an unmarried man*

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED RECORDED AT 201311250107 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 1800 N 30TH STREET, MOUNT VERNON, WA 98273
The legal description was provided by agent for grantor.

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.



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IN WITNESS WHEREOF, Grantor executes this document on this 17 day of November, 2014

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

By: [Signature]
[Signature], AVP
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 [Signature] 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 17 day of November, 2014.

[Signature]
Notary Public

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



Commitment Number: 52082



**EXHIBIT A
(LEGAL DESCRIPTION)**

**LOT 34, 'PLAT OF TJ TOWNHOUSES', ACCORDING TO THE PLAT
THEREOF RECORDED NOVEMBER 30, 2000, UNDER AUDITOR'S FILE
NO. 200011300053, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.**



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