



201412230088

Skagit County Auditor \$73.00
12/23/2014 Page 1 of 2 3:34PM

CHICAGO TITLE

620022737

When recorded return to Grantee(s) at:
2520 Arbor St., Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

Grantor: The Secretary of Veterans Affairs of Washington D.C., an officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420

Grantee: Bryce Stampanoni and Elizabeth N. Stampanoni, whose address is 22326 19th Ave. SE, Bothell, WA 98021

Property Address: 2520 Arbor St., Mount Vernon, WA 98273. This address is provided for informational purposes only.

Parcel No.: 4745-000-008-0000 / P116454

The Grantor, The Secretary of Veterans Affairs of Washington D.C. for and in consideration of \$165,000.00, in hand paid, does grant, bargain, sell, convey, and confirm to Grantee(s), Bryce Stampanoni and Elizabeth N. Stampanoni, the following described real estate, situated in the County of Skagit, State of Washington: *husband and wife

The property described as LOT 8, "ROSEWOOD P.U.D. PHASE 1", AS RECORDED FEBRUARY 14, 2000, UNDER AUDITOR'S FILE NO. 200002140086, RECORDS OF SKAGIT COUNTY, WASHINGTON. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to the Secretary of Veterans Affairs by instrument recorded on 10/24/2014 at Instrument No. 201410240012 in the Records of Skagit County, Washington.

The Grantor does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

Dated December 19, 20 14.

[Signature Page Follows]

REO 68801

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144904
DEC 22 2014

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

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: [Signature]
Frederick R. Rossi, AJP

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)

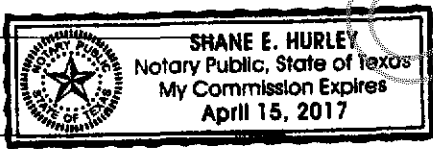
ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Denton)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Frederick R. Rossi 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 19 day of December, 2014.

[Signature]
Notary Public



My Commission Expires: _____

Prepared by Washington Attorney Kristina Larry (without benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: Betters Law Firm PLLC, 800 Town and Country Boulevard, Suite 300, Houston, TX 77024. (713) 360-6290

