

UNRECORDED
DOCUMENT



201502270076

Recording requested by:
ServiceLink

Skagit County Auditor \$77.00
2/27/2015 Page 1 of 6 1:50PM

Return Address:
SUE A CLOSSER
CLARENCE E CLOSSER
PO BOX 2479
EVERETT, WA 98213

CHICAGO TITLE

620022951	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) SUE A CLOSSER AND CLARENCE E CLOSSER, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT(S): 9 & 10 AND PTN LOT 8 BLOCK: 2 C.W. GRIEST'S PLAT OF GRASSMERE	
Assessor's Property Tax Parcel/Account Number P70968 / 4066-002-010-0007 & P70967 / 4066-002-008-0100	
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:

CLARENCE E. CLOSSER and SUE A. CLOSSER
PO BOX 2479, EVERETT, WA 98213

Commitment Number: 3326417
Seller's Loan Number: 1701886872

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P70968 / 4066-002-010-0007

**ABBREVIATED LEGAL: LOT(S): 9 & 10 AND PTN LOT 8 BLOCK: 2 C.W. GRIESTS
PLAT OF GRASSMERE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015611
FEB 27 2015

Amount Paid \$
Skagit Co. Treasurer
By Mh Deputy

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 \$68,250.00 (Sixty Eight Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **SUE A. CLOSSER and CLARENCE E. CLOSSER, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, hereinafter grantees, whose tax mailing address is **PO BOX 2479, EVERETT, WA 98213**, the following real property:



201502270076

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Assessor's Parcel Number: P70968 / 4066-002-010-0007

Property Address is: 44942 STATE ROUTE 20, 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 grantees forever.

Prior instrument reference: **201408010079**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$81,900.00 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 \$81,900.00 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 2-19, 2015.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: _____

Name: Gladys Franco

Title: AIP

STATE OF _____
COUNTY OF _____

See attached

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this ____ day of _____, 2015, 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.

NOTARY PUBLIC
My Commission Expires



UNRECORDED
FEE
CHARGE
DOCUMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 2/19/15 before me, Donald Marsters
(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 Donald B. Marsters (Seal)

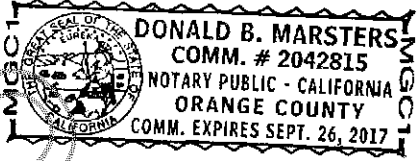


EXHIBIT ¹⁷A

For APN/Parcel ID(s): P70968 / 4066-002-010-0007 and P70967 / 4066-002-008-0100

PARCEL A:

Lots 9 and 10, Block 2, C.W. GRIEST'S PLAT OF GRASMERE, according to the plat thereof, recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Park Street adjoining on the South, which, upon vacation, attached to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL B:

The East 15 feet of Lot 8, Block 2, C.W. GRIEST'S PLAT OF GRASMERE, according to the plat thereof, recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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ALTA Commitment (Adopted: 06.17.2006)



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\$77.00

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