



201803010050

Skagit County Auditor \$77.00
3/1/2018 Page 1 of 4 12:32PM

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:
JESSICA LYNN MOENA and DAVID MOENA
515 GRANITE ST, Mount Vernon, WA 98273

Commitment Number: 170272919
Seller's Loan Number: 417500084

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P124580

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018810
MAR 01 2018

Amount Paid \$
Skagit Co. Treasurer
By *TRB* Deputy

ABBREVIATED LEGAL: LOT 47, SKAGIT HIGHLANDS DIV. 3

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 CORPORATION DR, 75010, WA 75010**, hereinafter grantor, for \$292,000.00 (Two Hundred Ninety Two Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **JESSICA LYNN MOENA and DAVID MOENA, WIFE AND HUSBAND** hereinafter grantees, whose tax mailing address is **515 GRANITE ST, Mount Vernon, WA 98273**, the following real property:

UNOFFICIAL DOCUMENT

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 47, "PLAT OF SKAGIT HIGHLANDS DIVISION 3," AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 47, SKAGIT HIGHLANDS DIV. 3 TAX ID: P124580

Assessor's Parcel Number: P124580

Property Address is: 515 GRANITE ST, Mount Vernon, WA 98273.

BEING the same property conveyed to the Grantor in the Trustee's Deed Upon Sale recorded on 7/10/2017 in Instrument No. 201707100158

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.

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.

Executed by the undersigned on 2/27, 2018:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: 

Print Name: Gladys Franco

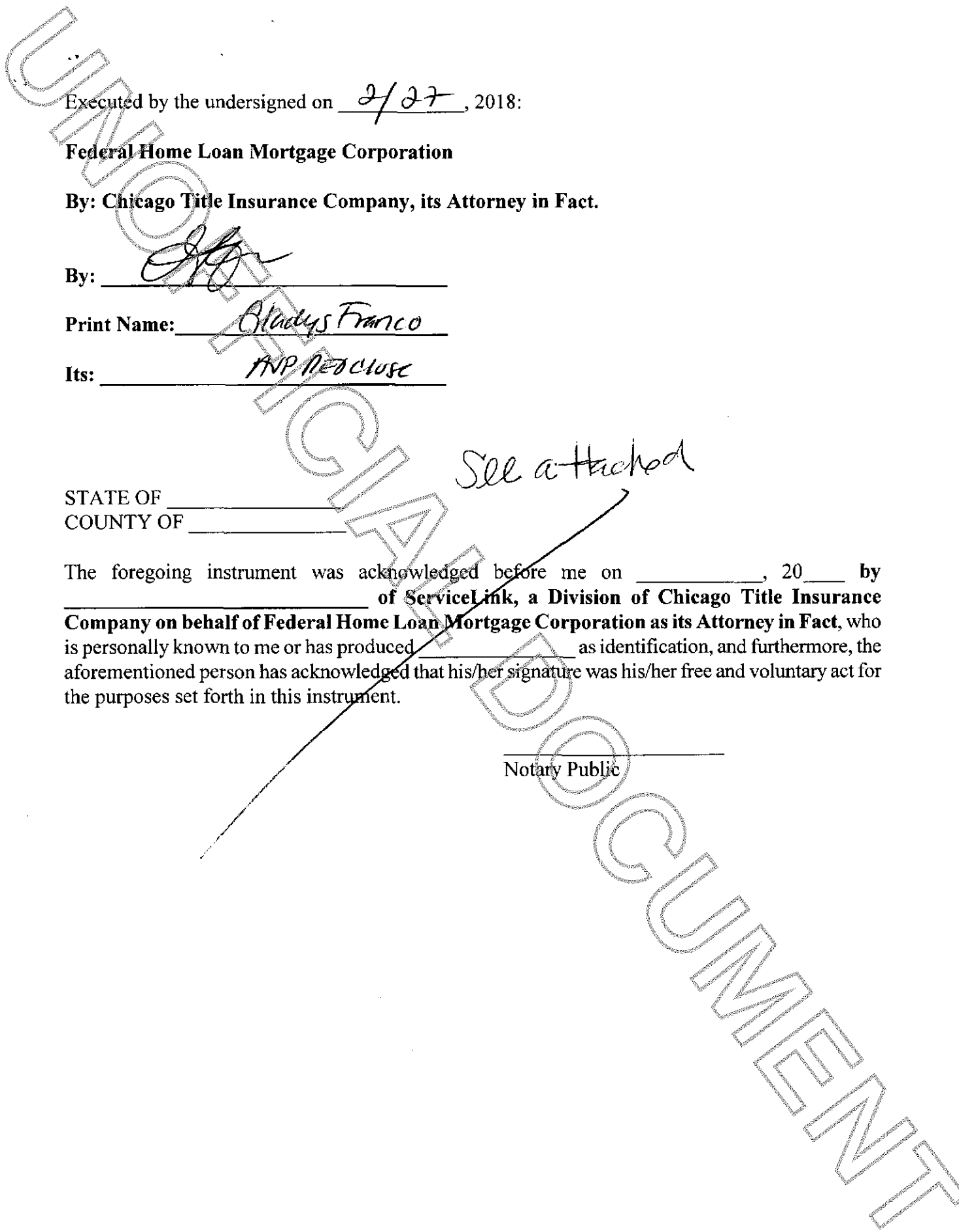
Its: HNP Red Close

See attached

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20__ by _____ of **ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 2/27/18 before me, Heather L Valenzuela, Notary Public,

Date

Here Insert Name and Title of the Officer

personally appeared

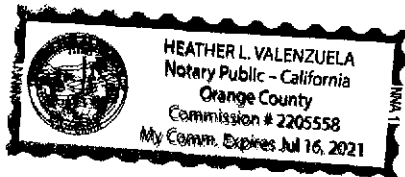
Gladys Franco

Name(s) of Signer(s)

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

[Handwritten Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____