

After Recording Return To:
S & J PROPERTIES, LLC
2605 VIEW PLACE, ANACORTES, WA 98221



201408080003
Skagit County Auditor \$75.00
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Mail Tax Statements To:
S & J PROPERTIES, LLC
2605 VIEW PLACE, ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2849
AUG 08 2014

Parcel Number/APN: 3822-000-089-0004 P 59489
Grantor: THE SECRETARY OF VETERANS AFFAIRS
Grantee: S & J PROPERTIES, LLC

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

ABBREVIATED LEGAL: Tract 89, Skyline No. 6

LAND TITLE OF SKAGIT COUNTY

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: 60746

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 \$55,000.00 (Fifty Five Thousand 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 S & J PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, whose tax-mailing address is 2605 VIEW PLACE, ANACORTES, WA 98221, 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:

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 201404210125 IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 4606 YORKSHIRE DRIVE, ANACORTES, WA 98221

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 6 day of August, 2014

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

By: [Signature]

Printed Name

Title

By the Secretary's duly authorized property

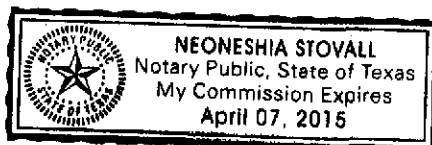
Management contractor, Vendor Resource Management, pursuant to a
delegation of authority found at 38 C.F.R. 36.4345(f)

STATE: Texas

COUNTY: Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,
personally appeared Ferris Lewis 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 6 day of August, 20 14.



[Signature]
Notary Public

PRINTED NAME: Neoneshia Stovall
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
RESIDING AT: _____
MY COMMISSION EXPIRES ON: 4/7/2015

Commitment Number: 60746



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**EXHIBIT A
(LEGAL DESCRIPTION)**

**TRACT 89, SKYLINE NO. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 9 OF PLATS, PAGES 64 TO 67A, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON.**



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