



200807170116

Skagit County Auditor

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**LAND TITLE OF SKAGIT COUNTY**

130125.82

-----Above This Line Reserved For Official Use Only-----

**After recording return to:**

Loan #: \_\_\_\_\_

SL#: 1575775

Service Link

4000 Industrial Boulevard

Aliquippa, PA 15001

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2344  
JUL 17 2008

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
By *mjm* Deputy

**Mail Tax Statements to:**

Kenneth Foxe

Annavieve Foxe

5230 Aerie Lane

Sedro Wolley, WA 98284

**Parcel ID #: P106911**

**ABBREVIATED LEGAL:** Lot 20, Eagle Valley P.U.D

**Property Address**

5230 Aerie Lane

Sedro Wolley, WA 98284

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TWO HUNDRED THOUSAND and 00/100 DOLLARS (\$200,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 17<sup>th</sup> day of JULY

\_\_\_\_\_, 2008 WM SPECIALTY MORTGAGE, <sup>LLC</sup> with a business address of 7255

Baymeadows Way, Jacksonville, FL 32256, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto KENNETH FOXE and ANNAVIEVE FOXE, husband and wife, residing at 5230 Aerie Lane, Sedro Wolley, WA 98284, hereinafter "Grantees", the following

lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

**LOT 20, EAGLE VALLEY P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 181 THROUGH 183, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.**

**SOURCE OF TITLE IS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_/INSTRUMENT NO. \_\_\_\_\_, RECODED \_\_\_\_\_.**

**PROPERTY ADDRESS: 5230 Aerie Lane, Sedro Wolley, WA 98284**

*The legal description was obtained from a previously recorded instrument.*

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 forever 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 Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid;

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IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first written above.

WITNESS

First Witness

DEVON MISCHLER

Print Name

Second Witness

Carolyn K. Cloud

Print Name

FLORIDA

STATE OF

COUNTY OF DUVAL

ACKNOWLEDGED BEFORE ME, on this 11 day of July, 2008, the undersigned authority, personally appeared HAROLD HOLBROOK, who is the Authorized Signer of WM SPECIALTY MORTGAGE, 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 legal authority to sign this deed on behalf of the aforementioned corporation.

NOTARY PUBLIC

My Commission Expires

10-11-2011



The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**

This Instrument Prepared Under The Supervision Of:

P. DeSantis, Esquire

By: Law's Specialty Group, Inc.

235 West Brandon Blvd., #191

Brandon, Florida 33511

866-755-6300



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