

UNRECORDED

POOR ORIGINAL



200901020086
Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO

94476-2

AFTER RECORDING MAIL TO:

Name *Marc Regan*

Address 16712 HWY 536

City, State, Zip Mt. Vernon, WA 98273

Escrow Number: R08-00691B-PS
Sec 14, Twn 34, Rng 3, Ptn NWNE
Special Warranty Deed

THE GRANTOR(S) Nationstar Mortgage LLC, fka Centex Home Equity Company, LLC, for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Marc T. Regan, *a single man*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 02 2009

the following described real estate, situated in the County of Skagit, State of Washington,

Amount Paid \$ *1945.20*
By Skagit Co. Treasurer
Deputy *Sp*

See Exhibit "A" Legal Description attached hereto and made a part hereof

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "B" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 340314-0-006-0013 (P21845)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes 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(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated *12/11/08*

Nationstar Mortgage LLC, fka Centex Home Equity Company, LLC
First American REO Servicing
Attorney-In-Fact

By: *[Signature]*
First American REO Servicing, as Attorney-In-Fact
Jason Bobzin

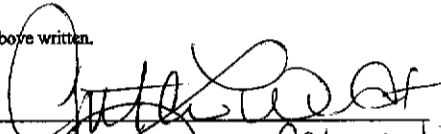
UNOFFICIAL DOCUMENT

STATE OF Colorado }
County of Denver } SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 11 day of Dec, 2008 before me, the undersigned, a Notary Public in and for the State of Colorado, duly commissioned and sworn, personally appeared Jason Bobek, to me known to be the AIF of First American REO Servicing, Attorney in Fact for Nationstar Mortgage LLC aka Centex Home Equity Company, LLC, and acknowledged that he/she signed the same in his/her capacity as AIF of First American REO Servicing, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.


Notary Public in and for the State of Colorado
Residing at _____

My appointment expires 10/31/12

Property: 16712 HWY 536, Mt. Vernon, WA 98273



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"Exhibit A"

Parcel "A":

A tract of land in the Northwest 1/4 of the Northeast 1/4 Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Northwest 1/4 of the Northeast 1/4; thence North, 56.52 feet to the South margin of Memorial Highway; thence North 51 degrees 35' West, 127.0 along South margin of said Highway; thence South 37 degrees 12'40" West, 90.00 feet to the true point of beginning; thence South 37 degrees 12'40" West, 73.24 feet to the South line of said Northwest 1/4 of the Northeast 1/4; thence South 88 degrees 28'30" East along South line to a point which is 126.0 feet West of Southeast corner of said Northwest 1/4 of the Northeast 1/4; thence North 37 degrees 12'40" East, 30.58 feet to a point South 37 degrees 12'40" West, 90 feet from South margin of said Highway; thence North 51 degrees 35' West, 58.0 feet to point of beginning.

Parcel "B":

That part of the Northwest 1/4 of the Northeast 1/4, Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Northwest 1/4 of the Northeast 1/4; thence North, 56 feet, more or less, to the Southwesterly line of Memorial Highway; thence Northwesterly along said Highway line, 69 feet to the true point of beginning of this description; thence from said place of beginning run Southwesterly 90 feet along a line which, if extended, would intersect the South line of said Northwest 1/4 of the Northeast 1/4 at a point 126 feet West of the Southeast corner of said subdivision; thence Northwesterly parallel with said Highway, 58 feet; thence Northeasterly parallel with the first described course, 90 feet to the Southwesterly line of said Highway; thence Southeasterly along said Highway line, 58 feet to the place of beginning.



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Exhibit "B"

None

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