



200904270146

Skagit County Auditor

4/27/2009 Page

1 of

2 12:06PM

WHEN RECORDED RETURN TO
Post Sale Dept.
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

SPECIAL WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO

Our File No: 7023.19122/GIESEKE, WILLIAM H. SR. and HENDERSON, JACKIE G.
0204536932

95913-2

THIS INDENTURE made this 17th day of April, 2009, between Wells Fargo Bank, N.A. a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, located at Ft. Mill, hereinafter Grantor, and THE SECRETARY OF VETERAN AFFAIRS, an officer of the United States of America, his successors or assigns, as such, GRANTEE:

WITNESSETH, that GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) paid by GRANTEE, the receipt whereof is acknowledged, and other valuable consideration, hereby grants, and conveys unto GRANTEE, and to their successors and assigns, forever, but without recourse, representation of warranty (statutory or otherwise), except as expressed herein, all of its right, title and interest in and to that certain tract or parcel of land described as follows, to wit:

Tax Parcel No.: 350611-4-012-0100 (P118053)


THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: LOT 2 OF SHORT PLAT NO. PL00-0486, RECORDED APRIL 13, 2001, UNDER AUDITOR'S FILE NO 200104130005, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., AND OF TRACT 12, "LIVERMORES HAMILTON ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES, AS SHOWN ON THE FACE OF THE SHORT PLAT. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES OVER, UNDER, ACROSS AND THROUGH THE SOUTH 15 FEET AND THE WEST 15 FEET OF THE SOUTH 130 FEET OF LOT 1, SHORT PLAT NO PL00-0486.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demands whatsoever, of the said GRANTOR, either in law or equity, or, in and to the above-bargained premises, with the said hereditaments and appurtenances; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said Grantee, their successors and assigns forever.

And GRANTOR, for itself and its successors does covenant, promise and agree, to and with the said GRANTEE their successors and assigns, that GRANTOR has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it will warrant and forever defend.

Effective this 17th day of April, 2009. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Wells Fargo Bank, N.A.


By: Jeff Stenman, Attorney in Fact by Power of Attorney
Recorded 7/6/2006 in Skagit County, #200607060074

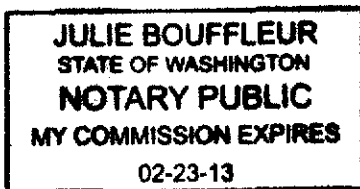
STATE OF WASHINGTON)

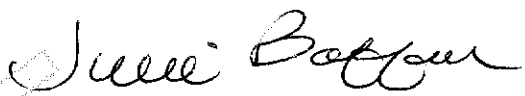
) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that JEFF STENMAN is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Atty-in-Fact of Wells Fargo Bank, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

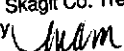
Dated: 4-17-09




NOTARY PUBLIC in and for the State of
Washington
Residing at Seattle
My commission expires: 2/23/2013

1161
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2009

Amount Paid \$6
Skagit Co. Treasurer
By  Deputy



200904270146
Skagit County Auditor