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200908260071
Skagit County Auditor
8/26/2009 Page 1 of 4 3:42PM

AFTER RECORDING MAIL TO:

Name

Address 19610 Arbor Lane

City, State, Zip Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.

SEC 32-TWP34-R4 PTN SW-SE 96768

Escrow Number: R09-00201-PS

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

Joel Marquardt

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

See Exhibit "A" as legal description attached hereto and incorporate Herein by this reference.

(Commonly Known as: 19610 Arbor Lane Mount Vernon, WA 98274)

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): P29423 and P29628

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.

2613
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 26 2009

Amount Paid $ 3734.10
Skagit Co. Treasurer
By Deputy

Dated 8-12-09.

Nationstar Mortgage LLC

By: _____

STATE OF Texas }
County of Denton } SS:

I certify that I know or have satisfactory evidence that MICHELLE SMITH, REO MGR is/are the person(s) who appeared before me, and said person(s) acknowledged that He/She signed this instrument, on oath stated He/She is/are authorized to execute the instrument and acknowledge it as the REO manager of Nationstar Mortgage LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/12/09

ERIN I REGO
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
01-18-2012

Notary Public in and for the State of Texas
Residing at Denton
My appointment expires:

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Exhibit "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of said Section 32; thence North 89°30'21" East along the South line of said subdivision, a distance of 40.00 feet; thence North 0°00'21" East along a line which is parallel to and 40.00 feet Easterly of the West line of said subdivision a distance of 120.00 feet; thence North 89°30'21" East a distance of 110.37 feet; thence South 0°01'45" East a distance of 120.00 feet to the South line of said Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32; thence South 89°30'21" West a distance of 110.44 feet along the South line of said subdivision to the point of beginning.

TOGETHER WITH an easement for road purposes over the following described property:

That portion of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of said Section 32; thence North 0°00'21" East along the East line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼, a distance of 22.81 feet to the Northeasterly line of the Blodgett Road and the true point of beginning; thence continue North 0°00'21" East along the East line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼ a distance of 17.19 feet; thence West parallel to the South line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼ to the Northeasterly line of the Blodgett Road; thence Southeasterly along the Northeasterly line of the Blodgett Road to the true point of beginning.

ALSO TOGETHER WITH a non-exclusive easement over and across a strip of land to be used for road purposes 40 feet in width lying 20 feet on each side of the following described center line:

Beginning at the Southwest corner of the Southwest ¼ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M.; thence North 89°30'21" East along the South line of said subdivision, a distance of 20.00 feet to the true point of beginning of this center line description; thence North 0°00'21" East along a line which is parallel to and 20 feet Easterly of the West line of said subdivision, a distance of 120.00 feet.

PARCEL "B":

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 89°30'21" East along the South line of said subdivision, a distance of 40 feet; thence North 0°00'21" East along a line which is parallel to and 40 feet Easterly of the West line of said subdivision a distance of 120 feet to the true point of beginning; thence North 89°30'21" East a distance of 110.37 feet; thence North 0°01'45" West a distance of 25 feet; thence South 89°30'21" West a distance of 110.37 feet, more or less, to a point 40 feet East of the West line of said subdivision; thence South 0°00'21" West along said line which is parallel to and 40 feet East of said West line of said subdivision a distance of 25 feet, more or less, to the true point of beginning.

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Exhibit "B"

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington
Recorded:	June 14, 1961
Auditor's No.:	608847
Purpose:	The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines, for the transportation of water
Area Affected:	The South 20 feet of said premises

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