



200909010001

Skagit County Auditor

9/1/2009 Page

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3 8:50AM

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**After recording return to:**

TCT # 1242602

TRANSCONTINENTAL TITLE  
2605 Enterprise Rd E #300  
Clearwater FL 33759

**Mail Tax Statements to:**

Patrick Nevin

Arlene Nevin

Ada Malone

15127 Sunset Lane

Mount Vernon WA 98273

**Parcel ID # 3884-000-022-0009**

**Property Address**

15127 Sunset Lane

Mount Vernon, WA 98273

**ABBREVIATED LEGAL:** LOT 22, VOLUME 7, PLATS, PAGE 25, SKAGIT COUNTY,  
WASHINGTON.

## SPECIAL WARRANTY DEED

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

FOR VALUABLE CONSIDERATION OF One hundred sixty six thousand and  
09/100 DOLLARS (\$166,000.00), and other good and valuable consideration, cash in hand  
paid, the receipt and sufficiency of which is hereby acknowledged, on this 13 day of \_\_\_\_\_  
August, 2009, AURORA LOAN SERVICES, LLC, with a business  
address of 10350 Park Meadows Drive, 3<sup>rd</sup> Floor Littleton, CO 80124 hereinafter referred to as  
"GRANTOR", does hereby grant, convey and warrant unto PATRICK NEVIN and ARLENE  
NEVIN, husband and wife, residing at 15127 Sunset Lane, Mount Vernon WA 98273  
\_\_\_\_\_, and ADA MALONE, a single/married/unmarried person, residing at 15127  
Sunset Lane, Mount Vernon WA 98273, hereinafter referred to as "GRANTEES", the

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2607  
AUG 31 2009

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Amount Paid \$ 2959.80  
Skagit Co. Treasurer  
By ikm Deputy

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

**LOT 22, "CONN-LIND ADDITION", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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.**

**BEING THE SAME PROPERTY CONVEYED TO AURORA LOAN SERVICES, LLC BY DEED RECORDED 06/11/2009 AS DOCUMENT NO. 200906110076 IN SKAGIT COUNTY, WASHINGTON.**

**PROPERTY ADDRESS: 15127 Sunset Lane, Mount Vernon, WA 98273**  
*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 Grantees' heirs and assigns forever, 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 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;

*Signature Page follows*



IN WITNESS WHEREOF, Grantor executes this document on the day and year first written above.

**WITNESS**

Elizabeth J Kahler  
First Witness

Elizabeth J Kahler  
Print Name

Rosalinda Y meade  
Second Witness  
Print Name

STATE OF Colorado }  
COUNTY OF Denver }

**AURORA LOAN SERVICES, LLC** by First  
American REO Servicing as Attorney in Fact.

By C Wengh

Its Carol Wengh, Portfolio Manager

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 13th day of August, 2009, the undersigned authority, personally appeared Carol Wengh, who is the Portfolio Manager of First American REO Servicing as Attorney in Fact for AURORA LOAN SERVICES, LLC, 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 binding legal authority to sign this deed on behalf of the aforementioned corporation.

**GEORGANNE BANUELOS**  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires May 18, 2011  
My Commission Expires

Georganne Banuelos  
NOTARY PUBLIC

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. 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. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

**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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Skagit County Auditor