



200911020151

Skagit County Auditor

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Commitment Number: 2036720  
Seller's Loan Number: 0695888198

After Recording Return To:

ServiceLink Hopewell/Campus ///
4000 Ashland/Boulevard //
Midquippa, PA 15001 //
(800) 439-5451 //

SCOTT R. DENSON  
919 VERA CT  
MOUNT VERNON, WA 98273

CHICAGO TITLE CO.  
620006364

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**P100853**

**SPECIAL/LIMITED WARRANTY DEED**

**JPMorgan Chase Bank, National Association**, whose mailing address is **7255 Baymeadows Way, Jacksonville, Florida 32256**, hereinafter grantor, for \$173,775.00 (One Hundred Seventy-Three Thousand Seven Hundred Seventy-Five Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Scott R. Denson** and **Leona Marie Denson**, hereinafter grantees, whose tax mailing address is **919 VERA CT., MOUNT VERNON, WA 98273-9273**, the following real property;

\*\*\* husband and wife

**Situated in the State of Washington, County of Skagit and is described as follows: Lot 21, "Plat of Brittwood", according to the plat thereof recorded in Volume 15 of plats, pages 31 and 32, records of Skagit County, Washington.**

**Property Address is: 919 VERA CT., MOUNT VERNON, WA 98273-9273**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **200908270123**



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Executed by the undersigned on Sept 24, 2009:

Tina Corcoran  
JPMorgan Chase Bank, National Association

By: \_\_\_\_\_

Its: Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on Sept 24, 2009  
by Tina Corcoran its Vice President on behalf of  
**JPMorgan Chase Bank, National Association**, who is personally known to me or has produced  
known as identification, and furthermore, the aforementioned person has acknowledged  
that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC-STATE OF FLORIDA  
M. Rachael Singleton  
Commission # DD577292  
Expires: JULY 24, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]  
Notary Public

3370  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

NOV 02 2009

Amount Paid \$3098.20  
Skagit County Treasurer  
Deputy  
By: lp



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