



201001120053

Skagit County Auditor

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Commitment Number: 2089699

Seller's Loan Number: 41135021

After Recording Return To:

ServiceLink HomeWen/Campus//
4000 Industrial Blvd/Vard//
Alquippa PA 15001//
(800) 430/545Y//

HOLLIE M. COOK  
1614 LINDSAY LOOP  
MT. VERNON, WA 98274

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  
P109333**

**SPECIAL/LIMITED WARRANTY DEED**

HSBC Bank USA, National Association, As Indenture Trustee For The Benefit Of People's Choice Home Loan Securities Trust Series 2005-2, whose mailing address is 4828 Loop Central Drive, Houston, Texas 77081, hereinafter grantor, for \$325,300.00 (Three Hundred and Twenty-Five Thousand Three Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to ~~Joshua M. Cook and Hollie J. Cook~~ <sup>\*\*\*</sup> hereinafter grantees, whose tax mailing address is 1614 Lindsay Loop, Mt. Vernon, WA 98274, the following real property:

\*\*\* HOLLIE J. COOK and JOSHUA M. COOK, WIFE AND HUSBAND

LOT 29, "MADDOX CREEK P.U.D. PHASE 1," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 121 THROUGH 130, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

Parcel Number: P109333

Property Address is: 1614 Lindsay Loop, Mt. Vernon, WA 98274

UNOFFICIAL DOCUMENT

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: **200911030070**



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Executed by the undersigned on 12/10, 2009:

**HSBC Bank USA, National Association, As Indenture Trustee For The Benefit Of People'sChoice Home Loan Securities Trust Series 2005-2, by Litton Loan Servicing LP, as attorney in fact**

By: [Signature]  
Jerry Cook  
Assistant Vice President

Its: \_\_\_\_\_

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

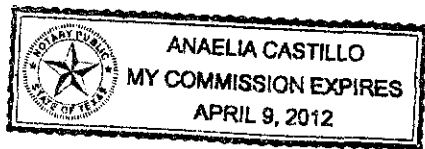
JAN 12 2010

Amount Paid \$ 5795.34  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Tx  
COUNTY OF Harris

The foregoing instrument was acknowledged before me on 12/10, 2009 by Jerry Cook its Authorized Signatory on behalf of **HSBC Bank USA, National Association, As Indenture Trustee For The Benefit Of People's Choice Home Loan Securities Trust Series 2005-2, by Litton Loan Servicing LP, as attorney in fact**, who is personally known to me or has produced \_\_\_\_\_ 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.

[Signature]  
Notary Public



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