



201010220095
Skagit County Auditor

10/22/2010 Page 1 of 3 3:37PM

AFTER RECORDING MAIL TO:

Name Armando Manzano, et al
Address 301 S. 28th St
City, State, Zip Mt Vernon, WA 98274

Escrow Number: R10-00283A-DD

CHICAGO TITLE

Special Warranty Deed

62001111

THE GRANTOR(S) Aurora Loan Services 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

Armando Manzano, *unmarried*
Silvia Rosalinda Manzano, *unmarried*

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

Lot 10, PLAT OF EASTMONT, according to the plat thereof, recorded in Volume 15 of Plats, pages 199, 200 and 201, records of Skagit County, Washington.

Property Commonly known as: 301 S. 28th Street, Mount Vernon WA 98274

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): P106553, 4637-000-010-0009

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.

Dated September 27, 2010.

Aurora Loan Services LLC
By *[Signature]*
US Real Estate Services, Inc., as Attorney in Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3241

OCT 22 2010

Amount Paid \$ 3350.96
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF California }
COUNTY OF Orange } SS.

ACKNOWLEDGMENT – Attorney In Fact - Corporate

On September 27, 2010 before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Kiann Suess, to me known to be the Assistant Vice President of US Real Estate Services, Inc., as agent and as Attorney in Fact for Aurora Loan Services, LLC, and acknowledged that ~~he~~/she signed the same in ~~his~~/her capacity as Vice President of US Real Estate Services Inc., as agent and Attorney in Fact for said principal and acknowledged that ~~he~~/she signed the same as ~~his~~/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.



Dana Sue Childs

Notary Public in and for the State of California
Residing at Ladera Ranch, Orange County

My Commission Expires: January 17, 2011

Property: 301 S 28th ST, Mount Vernon, WA 98274



201010220095
Skagit County Auditor

Exhibit "A"

Easement delineated on the face of said plat;

For: Utilities

Affects: The exterior 7 feet of said premises adjacent to and parallel with street frontage

Easement delineated on the face of said plat;

For: Drainage

Affects: The West 20 feet of Lots 1 through 19 and the North 20 feet of Lots 1 through 20

Setbacks as delineated on the face of said plat;

Affects: The West 20 feet of Lots 1 through 38 and the East 20 feet of Lots 1 through 38 and the North 20 feet of lots 1 through 20

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on said plat:

Terms and conditions of the City of Mount Vernon Ordinance;

Recorded: July 18, 1990

Auditor's No.: 9007180053, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: October 27, 1994

Auditor's No(s): 9410270072, records of Skagit County, Washington

Executed By: John Hocking, John Lind, and Sandra Hocking

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 27, 1994

Auditor's No(s): 9410270073, records of Skagit County, Washington

Imposed By: John Hocking, John Lind, and Sandra Hocking

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

City, county or local improvement district assessments, if any.

Dues, charges, and assessments, if any, levied by Eastmont Association.



201010220095

Skagit County Auditor

10/22/2010 Page

3 of

3 3:37PM