



201102250116

Skagit County Auditor

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Recording Requested By
ServiceLink

Commitment Number: 2185708
Seller's Loan Number: 14093032

After Recording Return To:

IVAN I NATEKIN
P.O. Box 523 Mount Vernon WA 98273

CHICAGO TITLE
620012653

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
P30061

SPECIAL/LIMITED WARRANTY DEED

The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as trustee - SURF-BC4, whose mailing address is 4828 Loop Central Drive, Houston, Texas 77081, hereinafter grantor, for \$100,000.00 (One Hundred Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to IVAN I. NATEKIN* hereinafter grantee, whose tax mailing address is P.O. Box 523 Mount Vernon WA 98273, the following real property:

Ptn. SW NW 5-34-5

SEE ATTACHED EXHIBIT A

Property Address is: 12413 TIMBER LANE, SEDRO WOOLLEY, WA 98284

*a married man

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#539

FEB 25 2011

Amount Paid \$ *1785.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

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 grantee forever.

Prior instrument reference: **201002100053**



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Executed by the undersigned on January 31, 2011:

The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as trustee - SURF-BC4

By: *Sandra Castle*

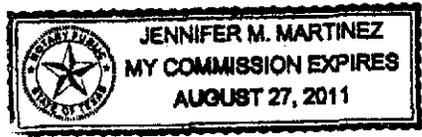
Its: Sandra Castle
VICE PRESIDENT

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TX
COUNTY OF Harris

The foregoing instrument was acknowledged before me on Jan 31, 2011 by Sandra Castle its Authorized Signatory on behalf of **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as trustee - SURF-BC4**, 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.

J. Martinez
Notary Public



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EXHIBIT "A"

PARCEL A:

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Northwest Quarter;

Thence North 89°17'45" East along the South line of said subdivision, 16.5 feet to an intersection with the East line of the West 1 rod of said subdivision;

Thence North 0°24'49" West along said East line of the West 1 rod, 560.49 feet to an intersection with the Southerly margin of the Old Day Creek Road;

Thence South 51°54'38" East, 357.91 feet to the true point of beginning;

Thence South 51°27'13" East, 43.55 feet;

Thence South 8°16'14" East, 93.57 feet;

Thence South 75°05'58" East, 69.09 feet;

Thence South 22°03'00" East, 211.88 feet to said South line of said subdivision;

Thence South 89°17'45" West, 471.52 feet along said South line, 471.52 feet to said East line of the West 1 rod of said subdivision;

Thence North 38°15'41" East, 438.72 feet to the true point of beginning.

(Also known as Lot 3 of Short Plat No. 51-73)

continued



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EXHIBIT "A"

EXHIBIT "A" - Continued
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PARCEL B:

An easement for road and utilities over and across a strip of land 60 feet in width and including a circular cul-de-sac, the centerline of said 60 foot strip being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian;
Thence North 0°24'49" West along the West line of said subdivision, 557.61 feet to an intersection with the Southerly margin of the Old Day Creek Road;
Thence North 79°24'57" East along said Southerly margin, 138.92 feet to a point of curvature in said Southerly margin;
Thence along the arc of said curve to the left having a radius of 746.23 feet, through a central angle of 20°17'40", an arc distance of 264.32 feet to a point of tangency in said Southerly margin;
Thence North 59°07'17" East along said Southerly margin, 121.99 feet to the true point of beginning of said centerline of said 60 foot wide easement;
Thence South 30°52'43" East, 30.00 feet;
Thence South 59°07'17" West, 76.52 feet;
Thence South 10°35'35" West, 97.66 feet;
Thence South 27°01'22" East, 141.68 feet;
Thence South 59°11'29" East, 73.77 feet to a point to be hereinafter referred to as Point "A";
Thence continue South 59°11'29" East, 59.97 feet;
Thence South 15°41'41" East, 137.85 feet to a terminus point in said 60 foot wide easement; and also a strip of land 60 feet in width beginning at before mentioned Point "A";
Thence South 62°32'00" West, 137.07 feet;
Thence South 85°11'10" West, 127.33 feet to a terminus point in said 60 foot wide easement at a point to be hereinafter referred to as Point "B" and also a circular cul-de-sac having a radius of 45 feet, the center of which being before mentioned Point "B";

EXCEPT that portion of said easement lying within Parcel A described above.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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