



201103140104

Skagit County Auditor

3/14/2011 Page 1 of 5 3:34PM

AFTER RECORDING MAIL TO:

Name SAM ZAMORA

Address 1220 GILKEY ROAD

City/State BURLINGTON, WA 98233

Document Title(s): (or transactions contained therein)

- 1. SPECIAL WARRANTY DEEDS
- 2.
- 3.
- 4.



Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

GUARDIAN NORTHWEST TITLE CO.

101469-1

Grantor(s): (Last name first, then first name and initials)

- 1. SPRINGLEAF FINANCIAL SERVICES OF WASHINGTON, INC.
- 2.
- 3.
- 4.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

918

MAR 14 2011

5. Additional names on page _____ of document

Amount Paid \$ 3207.22
Skagit Co. Treasurer
By *vdm* Deputy

Grantee(s): (Last name first, then first name and initials)

- 1. ZAMORA, SAM R.
- 2. ZAMORA, KIMBERLY
- 3.
- 4.

5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

LOT 46 PLAT OF COUNTRY AIRE PHASE I

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P104085 4605-000-046-0005

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:
Samuel R. Zamora and Kimberly A. Zamora

Order No. 101469

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **Springleaf Financial Services of Washington, Inc.** formally known as **American General Home Equity, Inc.**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Sam R. Zamora and Kimberly Zamora, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 46, "PLAT OF COUNTRY AIRE PHASE I"


Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): P104085, 4605-000-046-0005

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto."

Dated: 3/07/2011

Springleaf Financial Services of Washington, Inc.
formally known as American General Home Equity,
Inc.




By: Jill Brooks
Vice President

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:



I certify that I know or have satisfactory evidence that Jill Brooks is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Acting President of Springleaf Financial Services of Washington, Inc. formerly known as American General Home Equity, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: MARCH 9, 2011



Notary Public in and for the State of INDIANA
Residing at VANDERBURGH COUNTY
My appointment expires: JUNE 18, 2016



SARA LEANN WATSON
Resident of Vanderburgh County, IN
Commission Expires: June 18, 2016



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Exhibit "A"

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 46, "PLAT OF COUNTRY AIRE PHASE I", according to the plat thereof recorded in Volume 15 of Plats, Pages 91 through 94, records of Skagit County, Washington.



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Exhibit "B"

EXCEPTIONS:

A. Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 26, 1992
Recorded: October 29, 1992
Auditor's No.: 9210290099
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

Easement No. 1: All street and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 11, 1993
Recorded: June 11, 1993
Auditor's No.: 9306110140
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

Amendment thereto recorded under Auditor's File No. 9309150090.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Country Aire Phase I
Recorded: June 11, 1993
Auditor's No: 9306110139



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Puget Sound and Baker River Railroad Company
Recorded: August 28, 1906
Auditor's No.: 61920
Purpose: A 50 foot wide strip of land
Area Affected: A railroad right-of-way
Affects: Lots 42 - 55

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Puget Sound and Baker River Railroad Company
Recorded: July 3, 1907
Auditor's No.: 63372
Purpose: A 50 foot wide strip of land
Area Affected: A railroad right-of-way
Affects: Lots 42 - 55



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