



201103240124
Skagit County Auditor

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RETURN DOCUMENT TO:
Mario martin Brown
JoDee Anne Brown
1901 N 35th St
Mount Vernon WA 98273

Chicago Title

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S): Special Limited Warranty Deed
AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED: Additional reference numbers can be found on page _____ of document.
GRANTOR(S): Wells Fargo Bank, NA AKA wachovia Mortgage, a division of Wells fargo Bank, NA and FKA wachovia Mortgage, FSB, FKA World Savings Bank, FSB Additional grantor(s) can be found on page _____ of document.
GRANTEE(S): Mario Martin Brown and JoDee Anne Brown, Husband and Wife As COMMUNITY PROPERTY Additional grantee(s) can be found on page _____ of document.
ABRIEVATED LEGAL: Lot 55, FOX HILL ESTATES DIVISION 1, according to the plat thereof recorded in Volume 14 of Plats, page 7, records of Skagit County Washington Additional legal(s) can be found on page _____ of document.
ASSESSOR'S 16-DIGIT PARCEL NUMBER: P83193 and 4474-000-055-0003 Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

Commitment Number: SL# 2522597
Seller's Loan Number: 0404753921

After Recording Return To:

Mario Martin Brown and JoDee Anne Brown
23932 n Westview Rd., Mount 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
4474-000-055-0003

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., AKA Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., and FKA Wachovia Mortgage, FSB, FKA World Savings Bank, FSB, whose mailing address is _____, hereinafter grantor, for \$102,500.00 (One Hundred Two Thousand Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Mario Martin Brown and JoDee Anne Brown** hereinafter grantees, whose tax mailing address is **1901 N. 35th Street, Mount Vernon, WA 98273** the following real property:

See Attached Exhibit "A" for Legal Description

Property Address is: **1901 N. 35th Street, Mount Vernon, WA 98273**

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.

***HUSBAND AND WIFE AS** COMMUNITY PROPERTY



201103240124

Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4830

MAR 24 2011

Amount Paid \$ 1829.⁵⁰
Skagit Co. Treasurer
By *Cham* Deputy

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: _____



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Executed by the undersigned on March 14, 2011:

Wells Fargo Bank, N.A., AKA Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., and FKA Wachovia Mortgage, FSB, FKA World Savings Bank, FSB

By: *Yvette Blatchford*

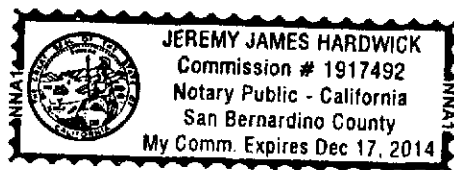
Yvette Blatchford

Its: VP Loan Documentation

STATE OF California

COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me on March 14, 2011 by Yvette Blatchford its VP on behalf of **Wells Fargo Bank, N.A., AKA Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., and FKA Wachovia Mortgage, FSB, FKA World Savings Bank, FSB**, who is personally known to me or has produced CD 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.



Jeremy James Hardwick
Notary Public
Jeremy James Hardwick



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Skagit County Auditor

Exhibit "A"
Legal Description

Lot 55, Fox Hill Estates Division 1, according to the plat thereof recorded in Volume 14 of Plats, page 7 records of Skagit County Washington

Tax/Parcel ID: 4474-000-055-0003



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