



201106200123  
Skagit County Auditor

6/20/2011 Page 1 of 5 10:54AM

AFTER RECORDING MAIL TO:

Name

*Ohlemeier*

Address 316 East Hazel Street

City, State, Zip: Mount Vernon, WA 98273

Escrow Number: R10-00496-PS

*99588-1*

GUARDIAN NORTHWEST TITLE CO.

**Special Warranty Deed**

THE GRANTOR(S) Nationstar Mortgage, LLC. f/k/a Centex Home Equity Company, 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

Richard D. Ohlemeier and Elisa M. Ohlemeier

*, husband and wife*

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN BY THIS REFERENCE.**

(commonly known as 316 East Hazel Street, Mount Vernon, WA 98273)

SUBJECT TO:

*Ptn NW NW 29-34-4*

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

Assessor's Property Tax Parcel Account Number(s): 340429-0-102-0000 (P28258)

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

*5/13/2011*

Nationstar Mortgage, LLC. f/k/a Centex Home Equity Company, LLC

By:

*[Signature]*

1792  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 20 2011

Amount Paid \$ *1696.00*  
By *MF* Skagit Co. Treasurer Deputy

STATE OF TX  
County of Denton } SS:

I certify that I know or have satisfactory evidence that Michelle Smith  
is/are the person(s) who appeared before  
me, and said person(s) acknowledged that He/She signed this instrument, on oath stated He/She  
is/are authorized to execute the instrument and acknowledge it as the Asst. Secretary  
of Nationstar Mortgage, LLC. f/k/a Centex Home Equity  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/13/2011 Deborah Salas



Notary Public in and for the State of TX  
Residing at Dallas County  
My appointment expires: 6/03/2011



201106200123  
Skagit County Auditor

"Exhibit A"

PARCEL "A":

Lot "A" of Short Plat No. MV-16-81, approved September 11, 1981, recorded September 14, 1981, in Book 5 of Short Plats, page 127, under Auditor's File No. 8109140035, being a portion of the Southeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

PARCEL "B":

That portion of the Southeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington; thence North 0°22'58" East, 2.66 feet on the extension of the East line of said Lot 1 to an intersection with the Westerly extension of the North line of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence North 89°58'43" East, 55.00 feet along said extension and North line (South line of Hazel Street) to the true point of beginning; thence continue North 89°58'43" East, 11.29 feet along said North line to the Northeast corner of said Albert LeRoy Campbell Tract; thence South 0°18'07" West, 153.00 feet along the East line of said Albert LeRoy Campbell Tract to the Southeast corner tract; thence South 89°58'43" West, 11.50 feet, more or less, to a point that is North 89°58'43" East, 55.00 feet from the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON"; thence North 0°22'58" East, 153.00 feet parallel with said East line of "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON" to the true point of beginning.

PARCEL "C":

That portion of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., lying Easterly of the "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at a point 300 feet North of the Southeast corner of said subdivision, said point also being the Southwest corner of Tract "C" of Short Plat No. MV-16-81, recorded in Volume 5 of Short Plats, page 127, under Auditor's File No. 8109140035; thence North 0°18'07" East, 182.36 feet along the East line of said subdivision to the Southwest corner of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence South 89°58'43" West, 11.50 feet, more or less, parallel with the centerline of Hazel Street as shown on said Short Plat. MV-16-81, to the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", thence South 0°22'58" West, 182.33 feet along said East line to a point that is North 89°51'17" West from the point of beginning; thence South 89°51'17" East, 11.76 feet, more or less, to the point of beginning.



201106200123  
Skagit County Auditor

"Exhibit A"

PARCEL "D":

That portion of the following described property lying Southerly of the following described line:

Beginning at the Northeast corner of Lot 1, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington; thence South  $0^{\circ}22'58''$  West along the East line of said lot to the point of beginning; thence South  $88^{\circ}15'32''$  West, 55.01 feet to the terminus of said line, said property described as follows:

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., lying Easterly of the "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Southwest corner of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence South  $89^{\circ}58'43''$  West, 11.50 feet, more or less, parallel with the centerline of Hazel Street as shown on Short Plat No. MV-16-81, recorded in Volume 5 of Short Plats, page 127, under Auditor's File No. 8109140035, to the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON"; thence North  $0^{\circ}22'58''$  East, 153.00 feet along said East line and East line extended to a point that is South  $89^{\circ}58'43''$  West from the Northwest corner of said Albert LeRoy Campbell Tract; thence North  $89^{\circ}58'43''$  East, 11.29 feet, more or less, to the Northwest corner; thence South  $0^{\circ}18'07''$  West, 153.00 feet along the West line of said Albert LeRoy Campbell Tract to the point of beginning.

PARCEL "E":

That portion of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of a tract conveyed to Albert LeRoy Campbell by Deed recorded under Auditor's File No. 707620, said point being North  $0^{\circ}18'07''$  East, a distance of 22.36 feet from the Northwest corner of Tract B, Short Plat No. MV-16-81; thence North  $89^{\circ}58'43''$  East along the North line of said Tract B, a distance of 43.50 feet; thence North  $0^{\circ}22'58''$  East, a distance of 9.98 feet; thence North  $88^{\circ}15'32''$  West, a distance of 43.50 feet, more or less, to a point North  $0^{\circ}18'07''$  East of the point of beginning; thence South  $0^{\circ}18'07''$  West to the true point of beginning.



201106200123  
Skagit County Auditor

**Exhibit "B"**

Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

For easements, restrictions or other exceptions, see Schedule "B-1", attached hereto.

**MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.:	MV-16-81
Recorded:	September 14, 1981
Auditor's No.:	8109140035



201106200123  
Skagit County Auditor