



201106300059

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY
139543-0E
REO #: 902205860
US REO #: 11-02021
Land Title and Escrow: 139543-0E
PARCEL: 3772-155-002-0018, P55965

SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 30th day of JUNE, 20 11 by and between ING BANK, FSB hereinafter collectively referred to as "Grantor", and Steven W. Rutz and Janet L. Rutz* of the County of SKAGIT, State of WASHINGTON,

*HUSBAND AND WIFE hereinafter referred to as "Grantee". The mailing address of the Grantee is 1701 10TH STREET, ANACORTES, WA 98221

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Skagit and State WA of to-wit:

Lots 1 and 2, Block 155, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Commonly known as: 1701 10th Street, Anacortes WA 98221

Subject to easements, conditions, restrictions and limitations of record.

TO HAVE AND TO HOLD the same; together with all rights and appurtenances to the same belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2011

Amount Paid \$ 4704.20
Skagit Co. Treasurer
By CM Deputy

WARRANT AND DEFEND the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2011 and thereafter, and special taxes becoming a lien after the date of this deed. **IN WITNESS WHEREOF**, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:

ING BANK, FSB BY: NRT REOEXPERTS, LLC, INC. AS ATTORNEY IN FACT

BY: [Signature]
NAME:
TITLE:

AFFIX CORPORATE SEAL BELOW

Ximena Wolf
Asst Vice-Pres

Attest:
NAME:
TITLE:

STATE OF Florida)
COUNTY OF Broward) SS

On this 15 day of June, 20 11, before me appeared Ximena WOLF AVP * to me personally known, who, being by me duly sworn, did say that he/she is the _____ (title) of ING BANK, FSB and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors and said Ximena Wolf acknowledged said instrument to be the free act and deed of said corporation.

*OF NRT REOEXPERTS, LLC, INC. ATTORNEY IN FACT FOR

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

Notary Public: Rose Dorsett-Boles
My Commission Expires: April 22, 2015



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NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # EE083589
Expires: APR. 22, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

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