



201107050107
Skagit County Auditor

7/5/2011 Page 1 of 5 10:53AM

RETURN DOCUMENT TO:
Mr. Thomas E. Loesch
4101 Edith Point Road
Anacortes, WA 98221

CHICAGO TITLE
620012430

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: WELLS FARGO BANK, NA, ALSO KNOWN AS WACHOVIA MORTGAGE, AS DIVISION OF WELLS FARGO BANK, NA FORMERLY KNOWN AS WACHOVIA MORTGAGE, FSB FORMERLY KNOWN AS WORLD SAVINGS BANK FSB Additional grantor(s) can be found on page _____ of document.
GRANTEE(S): THOMAS E LOESCH, A SINGLE MAN Additional grantee(s) can be found on page _____ of document.
LOTS 57 & 58 RANCHO SAN JUAN DEL MAR SUBDIVISION #4 Additional legal(s) can be found on page _____ of document. Block
ASSESSOR'S 16-DIGIT PARCEL NUMBER: P68338 3975.060.058.0014 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#2551955
Seller's Loan Number: 0404755895

After Recording Return To:

THOMAS E. LOESCH
4101 EDITH POINT ROAD, ANACORTES, WA 98221

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
P68338

SPECIAL/LIMITED WARRANTY DEED

WELLS FARGO BANK, NA, ALSO KNOWN AS WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, NA FORMERLY KNOWN AS WACHOVIA MORTGAGE, FSB FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, for \$390,600.00 (Three Hundred and Ninety Thousand Dollars and Six Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **THOMAS E. LOESCH**, hereinafter grantee, whose tax mailing address is **4101 EDITH POINT ROAD, ANACORTES, WA 98221**, the following real property:

* A SINGLE MAN

SEE EXHIBIT "A"

Property Address is: 4101 EDITH POINT ROAD, ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

*1915

JUL 05 2011

Amount Paid \$ 6957.⁶⁸
Skagit Co. Treasurer
By *MAM* Deputy



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UNOFFICIAL DOCUMENT

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: _____



201107050107

Skagit County Auditor

Executed by the undersigned on April 18, 2011:

**WELLS FARGO BANK, NA, ALSO KNOWN AS WACHOVIA MORTGAGE, A
DIVISION OF WELLS FARGO BANK, NA FORMERLY KNOWN AS
WACHOVIA MORTGAGE, FSB FORMERLY KNOWN AS WORLD SAVINGS
BANK, FSB**

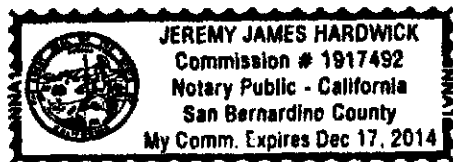
By: 

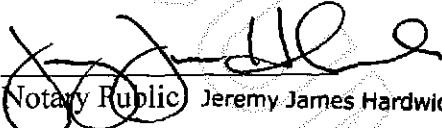
Janet B. Farmer

Its: VP Loan Documentation

STATE OF California
COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me on April 18, 2011 by
Janet B. Farmer its NFD on behalf of **WELLS FARGO
BANK, NA, ALSO KNOWN AS WACHOVIA MORTGAGE, A DIVISION OF WELLS
FARGO BANK, NA FORMERLY KNOWN AS WACHOVIA MORTGAGE, FSB
FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB**, who is personally known to me or
has produced CP 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.




Notary Public Jeremy James Hardwick



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Skagit County Auditor

EXHIBIT A

Order No.: 620012430

For APN/Parcel ID(s): P68338 and 3975-000-058-0014

Lots 57 and 58, RANCHO SAN JUAN DEL MAR, SUBDIVISION 4, PLATE 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington;

Situated in Skagit County, Washington



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