



201107220013
Skagit County Auditor

7/22/2011 Page 1 of 4 10:30AM

Commitment Number: 2593238
Seller's Loan Number: 0404757105

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

CHICAGO TITLE 620012628

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
3795-003-019-0006 / P57419

SPECIAL/LIMITED WARRANTY DEED

WELLS FARGO BANK, NA., whose mailing address is 8480 Stage Coach Circle, Frederick, MD 21701, hereinafter grantor, for \$102,900.00 (One Hundred and Two Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to MICHAEL R. KEMPF and AVERI L. KEMPF, hereinafter grantees, whose tax mailing address is 2033 L AVENUE ANACORTES, WA 98221, the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 2033 L AVENUE ANACORTES, WA 98221

Abbr. Legal: Lot 18 and Ptn. Lot 19, Blk. 3, Hensler's Second Add.

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 grantees forever.

Prior instrument reference: _____



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Executed by the undersigned on July 19, 2011:

WELLS FARGO BANK, NA.,

By: Yvette Blatchford

Name: Yvette Blatchford
VP Loan Documentation

Its: _____

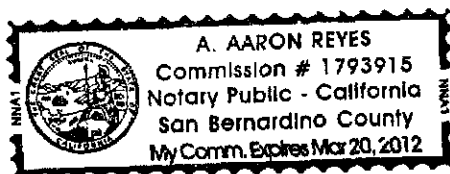
2190
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2011

Amount Paid \$ 1836.62
Skagit Co. Treasurer
By MF Deputy

STATE OF California
COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me on July 19, 2011 by Yvette Blatchford its VP on behalf of **WELLS FARGO BANK, NA.**, who is personally known to me or has produced CDL 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.



[Signature]
Notary Public



201107220013
Skagit County Auditor

A

Order No.: 620012628

For APN/Parcel ID(s): P57419 and 3795-003-019-0006

Lot 18 and the South Half of Lot 19, Block 3, HENSLEY'S SECOND ADDITION TO ANACORTES,
according to the plat thereof recorded in Volume 3 of Plats, page 55, records of Skagit County,
Washington;

Situated in Skagit County, Washington.



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