

Recording requested by:
ServiceLink



201110190038
Skagit County Auditor

Return Address:

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Max K. Stephens and Carol A. Larson
2714 Morton Ave
Anacortes, WA 98221

CHICAGO TITLE
620012405

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) 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
Grantee(s) MAX KENNETH STEPHENS AND CAROL ANN LARSON HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Portion of lots 5-0, BLK 11 Blk 11 First Plat of Ship Harbor V 1 P13 Skagit County WA
Assessor's Property Tax Parcel/Account Number P58978 3896-011-008-0007
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Commitment Number: SL#2587388

Seller's Loan Number: 0404756779

After Recording Return To:

Max K. Stephens and Carol A. Larson
2714 Morton Ave
Anacortes, WA 98221

This instrument prepared by:
Servicelink
250 Commerce, 2nd floor
Irvine, CA 92602

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
APN#P58978

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 Stagecoach Circle Frederick MD 21701, hereinafter grantor, for
\$260,500 in consideration paid, grants with covenants *and conveys to:* **MAX KENNETH
STEPHENS AND CAROL ANN LARSON HUSBAND AND WIFE AS COMMUNITY
PROPERTY WITH RIGHT OF SURVIVORSHIP, hereinafter grantee, whose tax mailing address
is 2714 Morton Ave
Anacortes, WA 98221, the following real property:**

See Exhibit "A" attached here to and made part thereof.

Property Address is: 2714 Morton Ave Anacortes, WA 98221

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.



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**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20113150

OCT 19 2011

Amount Paid \$ 4641.
Skagit Co. Treasurer
By *luann* Deputy

90

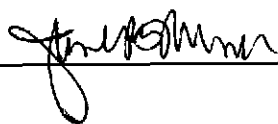
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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: TBD

Executed by the undersigned on 9-20, 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**



Janet B. Farmer
VP Loan Documentation

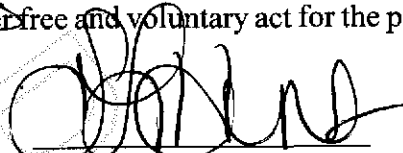


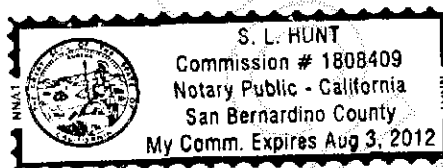
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STATE OF California

COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me on 9-20, 2011 by Janet B. Farmer its VPLD 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 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.


Notary Public



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Skagit County Auditor

SCHEDULE A

(continued)

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**For APN/Parcel ID(s): P58978****For Tax Map ID(s): 3816-011-008-0007**

That portion of Lots 5, 6, 7 and 8 in Block 11, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, described as follows:

Beginning of the Northeast Corner of said Lot 5;
Thence South 89°55'27" West 49.78 feet;
Thence South 0°47'01" West 49.50 feet;
Thence North 89°12'59" West 25.27 feet;
Thence South 0°47'01" West 74.43 feet to the South boundary of said Lot 8;
Thence North 89°55'45" East 75.07 feet to the Southeast corner of said Lot 8;
Thence North 0°46'25" East along the East boundary of Lots 8, 7, 6 and 5 to the point of beginning.

(Also shown of record as Lot A of boundary line adjustment survey recorded June 2, 2004 under Auditor's File No. 200406020090, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

END OF SCHEDULE A

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ALTA Commitment
SSCORPD0838.doc / Updated: 04/20/2011

Adopted: 06/17/2006

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