

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821



201111080069

Skagit County Auditor

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SURETY LENDER SERVICES
1 EAST STOW RD
MARLTON, NJ 08053

COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be Recorded SPECIAL WARRANTY DEED

Grantor: US BANK NATIONAL ASSOCIATION, ND

Grantor's Mailing Address:

Grantee: ORCHARD TERRACE ESTATES, LLC

Grantee Mailing Address:

Legal Description (abbreviated): LOT 8, "BIG LAKE HEIGHTS", Plat
Rec. in Volume 16, Pgs. 118-120, in Skagit County, WA.

Assessor's Property Tax Parcel Account Number(s):
P109282 and 4680-000-008-0000

Prior Recorded Doc. Ref.: DEED TITLEGEN

WA "WACover-TSC"

RECORDATION REQUESTED BY/RETURN TO:

SURETY LENDER SERVICES
1 EAST STOW RD
MARLTON, NJ 08053

APN: P109282 and 4680-000-008-0000

Abbreviated Legal Description:
LOT 8, "BIG LAKE HEIGHTS", Plat
Rec. in Volume 16, Pgs. 118-120, in Skagit County, WA.

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

For consideration in the amount of \$109,000.00, receipt of which is hereby acknowledged, I (we) **USBANK NA, ND** whose mailing address is 200 South 6th Street, Minneapolis, MN _____ hereby bargain, deed and convey to **ORCHARD TERRACE ESTATES, LLC**, whose mailing address is 923 E. Pacheco Blvd., Suite C, Los Banos, CA _____, the following described land in Pierce County, free and clear with **WARRANTY COVENANTS**; to wit:

SEE ATTACHED EXHIBIT "A"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3380
NOV 08 2011

Amount Paid \$ 1945.20
Skagit Co. Treasurer
By MG Deputy

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WA "WAWD1"

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WITNESS the hands and seal of said Grantors this 24 day of October 2011

US BANK NATIONAL ASSOCIATION, ND

BY: [Signature]

NAME: JOSEPH T. TRAVERS

TITLE: SR. REAL ESTATE OFFICER

State of Minnesota
County of Hennepin

On this 24 day of October, 2011, before me Megan C. Dahlin, a notary public in and for said state, personally appeared Joseph T. Travers, known or identified to me (or proved to me on the oath of _____) to be the Senior Real Estate Officer of US Bank National Association, ND, a National Banking Association that executed the instrument on behalf of said Association and acknowledged to me that such Association executed the same.



[Signature]

Notary Public

My Commission Expires: 1-31-2013

PREPARED BY:

JOHN BARRY, ATTORNEY AT LAW
1119 PACIFIC AVE, SUITE 900
TACOMA, WA 98402

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CHICAGO TITLE INSURANCE COMPANY

AS ISSUING AGENT 1-800-943-1196

Title No SUR-35142SL-R

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Skagit, STATE OF Washington,
AND IS DESCRIBED AS FOLLOWS:

LOT 8, "BIG LAKE HEIGHTS", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 118 THROUGH 120,
INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel ID: P109282 AND 4680-000-008-0000

Commonly known as 17132 Zoya Drive, Mount Vernon, WA 98274
However, by showing this address no additional coverage is provided



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