

When recorded return to:

Mr. Eduardo Perez
422 Shantal St
Mount Vernon, WA 98274



201202290134
Skagit County Auditor

2/29/2012 Page 1 of 3 3:59PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-03007-11

Grantor: HSBC Bank, USA, National Association, as Trustee Wells Fargo Asset Securities Corporation,
Mortgage Pass-Through Certificates, Series 2007-3
Grantee: Eduardo Perez

Tax Parcel Number(s): P124273

GUARDIAN NORTHWEST TITLE CO.

102085-1

Abbreviated Legal: Lot 53, "SKAGIT HIGHLANDS, DIVISION II"

**SPECIAL WARRANTY DEED
(Not Statutory)**

THE Grantor HSBC Bank, USA, National Association, as Trustee Wells Fargo Asset Securities Corporation,
Mortgage Pass-Through Certificates, Series 2007-3 for and in consideration of Ten Dollars and Other Good and
Valuable Consideration in hand paid, bargains, sells, and conveys to Eduardo Perez, a Single Person the
following described estate, situated in the County of Skagit State of Washington:

Lot 53, "SKAGIT HIGHLANDS, DIVISION II", as per plat recorded on April 4, 2006, under Auditor's
File No. 200604040052, records of Skagit County, Washington.

Subject to: See attached Exhibit "A"

Tax Parcel Number(s): P124273

Dated: 01/23/2012

HSBC Bank, USA, National Association, as Trustee
Wells Fargo Asset Securities Corporation, Mortgage
Pass-Through Certificates, Series 2007-3

By: Wells Fargo Bank N.A. As Attorney In Fact

NICOLE ROBINSON
Vice President Loan Documentation

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012546

FEB 29 2012

Amount Paid \$ 3832.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATE OF Iowa }
County of Dallas } SS:

I certify that I know or have satisfactory evidence that Nicole Robinson
signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledged it as the VP
of Wells Fargo Bank, NA to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 1/25/12

Chad M. Kuhl
Notary Public in and for the State of IA
Residing at W. Des Moines
My appointment expires: _____

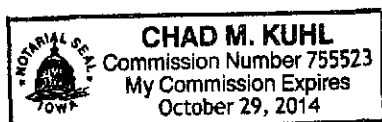


EXHIBIT "A"

Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
Affects: Said plat and other property

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270065
Regarding: Storm Drainage Release Easement Agreement
Affects: Said plat and other property

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
Regarding: Mitigation Agreement
Affects: Said plat and other property

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.
(Affects Lots 1 through 10)

DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005
Auditor's No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company
ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044 respectively

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005
Recorded: August 17, 2005
Auditor's No.: 200508170114
Executed By: Skagit Highlands, LLC, a Washington limited liability company
ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008 and February 5, 2009
Auditor's No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044 and 200902050087 respectively
ASSIGNMENT OF DECLARANT'S RIGHTS:
Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006
Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively (200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)



201202290134

Skagit County Auditor

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005

Recorded: August 17, 2005

Auditor's No.: 200508170115

Executed By: Skagit Highlands, LLC

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively.

EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Dated: July 6, 2005

Recorded: July 11, 2005

Auditor's No.: 200507110156

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION II", as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington. Reference to said plat for particulars. (Said document includes MANY PAGES of said matters.)



201202290134
Skagit County Auditor

2/29/2012 Page

3 of

3 3:59PM

LPB