

Recording requested by:
ServiceLink



201207300228
Skagit County Auditor

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Return Address:

LAI YIN LEANNE CUEVAS
2212 RILEY ROAD
MOUNT VERNON WA 98274

Document Title(s) SPECIAL/LIMITED WARRANTY DEED ✓
Reference Number(s) of Documents assigned or released: Commitment Number: 2889145
Grantor(s) WELLS FARGO BANK, NA
Grantee(s) LAI YIN LEANNE CUEVAS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 29 "Plat of Blackburn Ridge Phase 2"
Assessor's Property Tax Parcel/Account Number 4764 -000-029-0000 4767 <i>AE</i>
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.

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SPECIAL/LIMITED WARRANTY DEED

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 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16608.

After Recording Return To:
LAI YIN LEANNE CUEVAS
2212 RILEY ROAD MOUNT VERNON WA 98274

Commitment Number: 2889145
Seller's Loan Number: 0119120103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122276
JUL 30 2012

Amount Paid \$3949.41
Skagit County Treasurer
by MC Deputy

ASSESSOR PARCEL IDENTIFICATION NUMBER:

~~4764-000-029-0000~~

476712

ABBREVIATED LEGAL Lot 29 "Plat of Blackburn Ridge Phase 2"

WELLS FARGO BANK, NA, whose mailing address is **8480 Stagecoach Circle Frederick, MD 21701**, hereinafter grantor, for \$220,000.00 (Two Hundred Twenty Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **LAI YIN LEANNE CUEVAS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY** hereinafter grantee, whose tax mailing address is **2212 RILEY ROAD MOUNT VERNON WA 98274**, the following real property:



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LEGAL DESCRIPTION:

All that certain parcel of land situate in the City of Mount Vernon, County of Skagit and State of Washington being known as: Lot 29 "Plat of Blackburn Ridge Phase 2", according to the plat thereof recorded October 31, 2000, under Auditor's File No. 200010310122 records of Skagit County, Washington.

Assessor's Parcel Number: ~~4764~~-000-029-0000

4767 ne

Property Address is: 2212 RILEY ROAD MOUNT VERNON WA 98274.

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: _____



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Executed by the undersigned on JUNE 28, 2012:

WELLS FARGO BANK, NA

By: Sharon Glover

Name: Sharon Glover

Its: VP Loan Documentation

By: Starla Garbutt Dunning

Name: Starla Garbutt Dunning

Its: VP Loan Documentation

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this _____, 2012 by
its _____ and by _____
its _____ on behalf of **WELLS FARGO BANK, NA**, appearing on
behalf of the corporation with full authority to act for said corporation. He/She is personally
known to me or has produced _____ as identification.

See Attached
California
Acknowledgment

(SEAL) _____
Notary Public

Print Name:

My Commission Expires:



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ACKNOWLEDGMENT

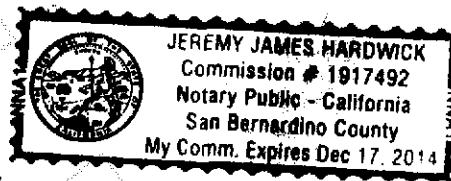
State of California
County of San Bernardino

On June 28, 2012 before me, Jeremy James Hardwick, Notary Public
(insert name and title of the officer)

personally appeared Sharon Glover
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in black ink, appearing to read "Sharon Glover", written over a horizontal line.

(Seal)

0119120103



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Skagit County Auditor

ACKNOWLEDGMENT

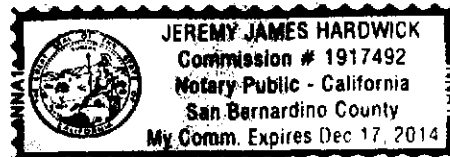
State of California
County of San Bernardino

On June 28, 2012 before me, Jeremy James Hardwick, Notary Public
(insert name and title of the officer)

personally appeared Starla Garbutt-Dunning,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in dark ink, appearing to read "Starla Garbutt-Dunning", written over a horizontal line.

(Seal)

0119120163



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