



201208200112  
Skagit County Auditor

8/20/2012 Page 1 of 4 3:36PM

Recording requested by:  
ServiceLink

Return Address:  
ROGER J. KORTHUIS and DIANE D. KORTHUIS  
17539 S. SKYRIDGE DRIVE MT.  
VERNON, WA 98274

<p><i>Chicago Title 620014511</i></p> <p><b>Document Title(s)</b> SPECIAL/LIMITED WARRANTY DEED</p>
<p><b>Reference Number(s) of Documents assigned or released:</b></p> <p>SL#2899936</p>
<p><b>Grantor(s)</b> HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2008-1</p>
<p><b>GRANTEE</b> ROGER J. KORTHUIS and DIANE D. KORTHUIS, HUSBAND AND WIFE</p>
<p><b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) PTN Tracts 3-5, "Plat of Skyridge, Div. No, Hi" (aka Tract3-A, Short Plat No. 7-81) <i>Full Legal: Pg. 3</i></p>
<p><b>Assessor's Property Tax Parcel/Account Number</b> P82091 4427-000-003-0004</p>
<p>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.</p>

**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:

**ROGER J. KORTHUIS and DIANE D. KORTHUIS**  
**17539 S. SKYRIDGE DRIVE MT. VERNON, WA 98274**

Commitment Number: 2899936  
Seller's Loan Number: 0081621872

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**P82091 4427-000-003-0004**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122539  
AUG 20 2012

Amount Paid \$ 6146.<sup>00</sup>  
Skagit Co. Treasurer  
By *Cham* Deputy

**ABBREVIATED LEGAL: PTN Tracts 3-5, "Plat of Skyridge, Div. No, Hi" (aka Tract3-A, Short Plat No. 7-81)**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2008-1**, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, for \$345,000.00 (Three Hundred and Forty-Five Thousand Dollars and no Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **ROGER J. KORTHUIS and DIANE D. KORTHUIS, HUSBAND AND WIFE**, hereinafter grantees, whose tax mailing address is **17539 S. SKYRIDGE DRIVE MT. VERNON, WA 98274**, the following real property:



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Tract No. 3-A of Skagit County, Short Plat No. 7-81, approved May 21, 1981 and recorded May 21, 1981, in Volume 5 of Short Plats, Page 72, under Auditor's File No. 8105210005, Records of Skagit County, Washington; being a portion of Tracts 3, 4 and 5 of, "PLAT OF SKYRIDGE, DIV. NO. III", as per Plat recorded in Volume 3 of Plats, Page 22, Records of Skagit County, Washington.

Assessor's Parcel Number: P82091 4427-000-003-0004

Property Address is: 17539 S. SKYRIDGE DRIVE MT. 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 grantees forever.

Prior instrument reference: 201112060067



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Executed by the undersigned on July 25, 2012:

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2008-1, BY WELLS FARGO BANK, NA, ITS ATTORNEY IN FACT**

By: [Signature]  
Name: **MICHAEL C. SCHEFFERT**  
Vice President Loan Documentation

Its: \_\_\_\_\_  
By: [Signature]  
Name: **JEREMY M. BAKER**  
Its: Vice President Loan Documentation

STATE OF Iowa  
COUNTY OF Dallas

THE FOREGOING INSTRUMENT was acknowledged before me this July 25, 2012 by Michael C Scheffert its VPLD and by Jeremy M Baker its VPLD on behalf of **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2008-1, BY WELLS FARGO BANK, NA, ITS ATTORNEY IN FACT** 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.

(SEAL) [Signature]  
Notary Public

Print Name:

My Commission Expires:



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