



201301230052  
Skagit County Auditor

1/23/2013 Page 1 of 4 10:41AM

AFTER RECORDING MAIL TO:

Name

Address 21130 Falcon Court

City, State, Zip Mount Vernon, WA 98274

Escrow Number: R12-00410A-PS

GUARDIAN NORTHWEST TITLE CO.

Special Warranty Deed

103966

THE GRANTOR(S) The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series (FHASI 2007-3), by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Harry A. Sodeman III, *a married man*

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 33, "PLAT OF CEDAR RIDGE ESTATES, DIVISION NO. 1", as per plat recorded in Volume 15 of Plats, Pages 147 through 152, inclusive, records of Skagit County, Washington.

(commonly known as 21130 Falcon Court, Mount Vernon, WA 98274)

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 4622-000-033-0002 (P105735)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated *January 10, 2013*

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series (FHASI 2007-3), by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement

By: *[Signature]*  
Nationstar Mortgage LLC as Attorney in Fact

*ASSN. SECRETARY*  
ANDREW THOMAS



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2013218*

JAN 23 2013

Amount Paid \$ *6110.40*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**EXHIBIT "A"**

Reservation of all coal, minerals, ores, oil and gas in or on said property with the right of entry to remove the same, contained in Deeds through which title is claimed.

**EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: April 2, 1963  
Recorded: April 11, 1963  
Auditor's No: 634405  
Purpose: The installation of one anchor guy only  
Area Affected:

As now staked across said property and as constructed on that portion of the Northwest 1/4 of the Northwest 1/4 of Section 22, as follows:

Beginning on the West line at a point 80 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section; thence North on the West line of said Section, 79.83 feet to the South right-of-way line of State Road; thence North 66 degrees 20' East along road, 77.92 feet; thence North 89 degrees 30' East, parallel with North Section line to the East line of the subdivision; thence South on the East line to a point 120 feet North of the Southeast corner; thence in a Southwesterly direction to said point, 80 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 33 North, Range 4 East, W.M., and the point of beginning.

**EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: October 16, 1992  
Recorded: October 26, 1992  
Auditor's No: 9210260023  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

**Affects:**

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



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EXHIBIT "A" (continued)

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

Dated: December 22, 1993  
Recorded: December 23, 1993  
Auditor's No: 9312230074  
Executed by: Vern Sims; Marie Sims; Warren Gilbert, Jr., and Marilyn Gilbert

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Ridge Estates Div. No. 1  
Recorded: February 4, 1994  
Auditor's No: 9402040035

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 24, 2005  
Auditor's No.: 200501240146  
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



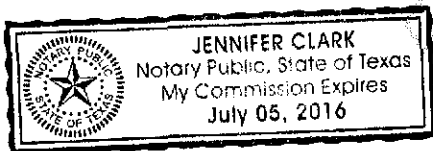
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STATE OF Texas }  
County of Denton } SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 10 day of January, 2013, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared ANDREW THOMAS, to me known to be the Asst. Secretary of Nationstar Mortgage LLC, Attorney in Fact for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series (FHASI 2007-3), by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, and acknowledged that he/she signed the same in his/her capacity as Asst. Secretary of Nationstar Mortgage LLC, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.



Jennifer Clark  
Jennifer Clark  
Notary Public in and for the State of Texas  
Residing at Collin County  
My appointment expires July 5, 2016

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