



201305290087

Skagit County Auditor

\$75.00

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**Recording requested by:**  
ServiceLink

**Return Address:**  
JASON WAYNE SCHNABEL  
JILL M. SCHNABEL  
715 E. CALEDONIA STREET  
LACONNER, WA 98257

<b>Document Title(s)</b>  SPECIAL/LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b>  3095110
<b>Grantor(s)</b> HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-9
<b>Grantee(s)</b> JASON WAYNE SCHNABEL AND JILL M. SCHNABEL, HUSBAND AND WIFE AS JOINT TENANTS,
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) PTN LTS 1 & 2, BLK 30, SYNDICATE ADD. TO TOWN OF LACONNER, AKA LOT 1, SP 96- 1070 <i>Skagit County, WA</i>
<b>Assessor's Property Tax Parcel/Account Number</b> P109582
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.

**SPECIAL/LIMITED WARRANTY DEED**

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,  
Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

**JASON WAYNE SCHNABEL AND JILL M. SCHNABEL**  
**715 E. CALEDONIA STREET, LACONNER, WA 98257**

Commitment Number: 3095110

Seller's Loan Number: 0151559978

**ASSESSOR PARCEL IDENTIFICATION NUMBER: P109582**

**ABBREVIATED LEGAL: PTN LTS 1 & 2, BLK 30, SYNDICATE ADD. TO TOWN OF  
LACONNER, AKA LOT 1, SP 96-1070**

*Shagit county, NK*

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO  
ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2006-9, whose mailing address is 8480 STAGE COACH  
CIRCLE, FREDERICK, MD 21701 hereinafter grantor, for \$234,900.00 (Two Hundred and  
Thirty-Four Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid,  
GRANTS and CONVEYS with covenants of limited warranty to JASON WAYNE  
SCHNABEL AND JILL M. SCHNABEL, HUSBAND AND WIFE AS JOINT TENANTS,  
hereinafter grantees, whose tax mailing address is 715 E. CALEDONIA STREET  
LACONNER, WA 98257 the following real property:**



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**ALL THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON, BEING KNOWN AND DESIGNATED AS: LOT 2, OF LACONNER SHORT PLAT NO. 96-1070, APPROVED AUGUST, 1996 RECORDED SEPTEMBER 11, 1996, IN BOOK 12 OF SHORT PLATS, PAGE 143, UNDER AUDITOR'S FILE NO. 9609110056, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF LOTS 1 AND 2, BLOCK 30, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

Prior instrument reference: Document 201210310135

**Assessor's Parcel Number: P109582**

**Property Address is: 715 E. CALEDONIA STREET, LACONNER, WA 98257.**

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.

20131954  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 29 2013

Amount Paid \$ 4186.22  
Skagit Co. Treasurer  
By MF Deputy



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Executed by the undersigned on April 16, 2013:

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-9, BY WELLS FARGO BANK, NA AS ATTORNEY IN FACT**

By: \_\_\_\_\_

Rosie Medrano  
Vice President Loan Documentation

Its: \_\_\_\_\_

State of California )

County of San Bernardino )

On 04/16/2013 before me, S.L. Hunt, Notary Public,  
personally appeared Rosie Medrano,

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 \_\_\_\_\_



(Seal)



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