



Skagit County Auditor

\$73.00

8/26/2013 Page

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2 4:00PM

AFTER RECORDING MAIL TO:

Guohua Zan
7100 Gilbert Road Apt. 507
Richmond British Columbia Canada, V7C5C3

Escrow No. 8600233
Loan No. 599968948

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED,
Nationstar Mortgage, LLC, organized and existing under the laws of the United States of America a limited liability company duly organized and existing under the laws of the State of **Delaware**, grantor, does hereby Grant, Bargain, Sell and Convey unto

GUARDIAN NORTHWEST TITLE CO.

Guohua Zan, a married man

106120

whose address is: **7100 Gilbert Road Apt. 507, Richmond British Columbia Canada, V7C5C3**
grantee, the following described real estate, to-wit:

LEGAL DESCRIPTION: Real property in the County of **Skagit**, State of **Washington**, described as follows:

Lot 9, block 3, Albert Balch's Wedgwood an Addition to Mount Vernon, According tot he Plat thereof Recorded in Volume 7 of Plats, Page 24, Records of Skagit County, Washington.

APN: **3766-003-009-0003** (P54757)

Commonly known as property address: **1102 South 19th Street, Mount Vernon, WA 98274**

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision restrictions and U.S. patent reservations.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever, except as to the reservations from and exceptions to warranty when the claim is by, through or under Grantor, but not otherwise.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3458

AUG 26 2013

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Amount Paid \$ **2247.80**
By *HK* Skagit Co. Treasurer Deputy

APN:3766-003-009-0003
(P54757)

Special Warranty Deed
- continued

File No.:08600233
Date:08/21/13

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Managers has caused its limited liability company name to be hereunto subscribed by its Assistant Secretary this 22 day of August, 2013.

SELLER:

Nationstar Mortgage, LLC

By: Andrew Thomas
Assistant Secretary

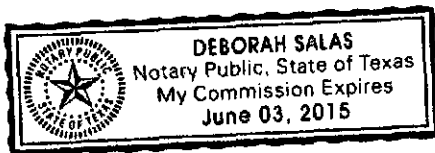
8/22/2013
Date

STATE OF TX

COUNTY OF Denton

On this 22 day of **August, 2013**, before me, a Notary Public in and for said State, personally appeared Andrew Thomas, known or identified to me to be the Assistant Secretary of the **Nationstar Mortgage, LLC** that executed the within instrument or the person who executed the instrument on behalf of **Nationstar Mortgage, LLC**, and acknowledged to me that such limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Deborah Salas
Notary Public for the State of: TX
Residing at: Dallas County
My Commission Expires: 6/3/2015

(Seal)



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