



201404230031

Skagit County Auditor

\$75.00

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After Recording Mail To:

National Settlement & Title Services

429 Apollo Beach Blvd

Apollo Beach, FL 33572

Assessors Parcel Number:

340419-0-030-0009 *p210995*

LAND TITLE OF SKAGIT COUNTY

140010-3

COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be recorded: Special Warranty Deed

Grantor: The Bank of New York Mellon Trust Company, N.A. as Trustee for CWABS Inc., Asset Backed Certificates Series 2007-BC3

Grantee: Varyl Kelly

Legal Description (abbreviated): That Portion of the West $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34, North, Range 4 East, W.M.

THIS INSTRUMENT PREPARED BY:
RETURN TO:
National Settlement & Title
429 Apollo Beach Blvd.
Apollo Beach, FL. 33572

Mail tax statements to:
Varyl Kelly
3402 Martin Rd.
Mt. Vernon, WA 98203

Property Tax ID#: 340419-0-030-0009
P24385

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF SEVENTY TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$72,500.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged The Bank of New York Mellon Trust Company, N.A as Trustee for CWABS Inc., Asset-Backed Certificates, Series 2007-BC3, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto Varyl Kelly, *3402 Martin Rd Mt. Vernon WA 98203 hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:
See attached legal description

~~THAT portion of the West 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M. described as follows:~~

~~*a single woman as her separate property
Beginning at an iron pipe marking the Southeast corner of the said subdivision;
thence North 01 degree 06 feet 35 inches East, 413.70 feet;
thence North 89 degrees 24 feet 30 inches West 171 feet to the true point of beginning of this description;
thence North 89 degrees 24 feet 30 inches West, 57 feet;
thence South 01 degree 06 feet 35 inches West, 100 feet;
thence South 89 degrees 24 feet 30 inches East, 57 feet;
thence North 01 degree 06 feet 35 inches East, 100 feet to the point of the beginning~~

Property Address: 18398 Cascade St. Mt. Vernon, WA. 98273

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.



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Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. GRANTOR does for Grantor and Grantor's successors, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever specially warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2014 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Witness Grantor(s) hand(s) this the 14th day of April, 2014.

The Bank of New York Mellon Trust Company, N.A as Trustee for CWABS Inc.,
Asset-Backed Certificates, Series 2007-BC3
By: Green Tree Servicing LLC
As Attorney in Fact

By: Bradley S. Johnson
Its: BRADLEY S. JOHNSON, AVP.

20141324
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

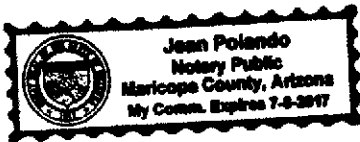
APR 23 2014
Amount Paid \$ 1295.50

Skagit Co. Treasurer
By MF Deputy

STATE OF ARIZONA)
COUNTY OF MARICOPA)

On this day personally appeared before me By: BRADLEY S. JOHNSON,
its: A. Y. P. of Green Tree Servicing LLC as Attorney in Fact for The Bank of
New York Mellon Trust Company, N.A as Trustee for CWABS Inc., Asset-Backed Certificates, Series
2007-BC3, to me known to be the individual(s) described in and who executed the within and foregoing
instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and
deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 14th day of April, 2014.



Jean Polando
Notary Public residing at _____

Printed Name: _____

My Commission Expires:



Schedule "A-1"

148810-S

DESCRIPTION:

That portion of the West $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at an iron pipe marking the Southeast corner of the said subdivision;
thence North $01^{\circ}06'35''$ East, 415.70 feet;
thence North $89^{\circ}24'30''$ West 171 feet to the true point of beginning of this description;
thence North $89^{\circ}24'30''$ West, 57 feet;
thence South $01^{\circ}06'35''$ West, 100 feet;
thence South $89^{\circ}24'30''$ East, 57 feet;
thence North $01^{\circ}06'35''$ East, 100 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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