

AFTER RECORDING MAIL TO:

Name: Odilon Galang Flores, Jr.

Address: 12095 Jacqueline Dr

City, State, Zip: Burlington, WA 98233



201405270100

Skagit County Auditor

\$74.00

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Escrow Number: R14-00454-PS

GUARDIAN NORTHWEST TITLE CO.

Special Warranty Deed

ID7238-1

THE GRANTOR(S) Nationstar Mortgage, LLC 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

Odilon Galang Flores, Jr., a Single person

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141792
MAY 27 2014

Amount Paid \$ 5658.73
Skagit Co. Treasurer
By mg Deputy

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

LOT 46, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON (Commonly known as 1150 Tinas Coma Dr, Burlington, WA 98233)

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): P117081 4755-000-046-0000

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 4-12-14

Nationstar Mortgage, LLC

By: [Signature]
Nationstar Mortgage, LLC

STATE OF Texas
COUNTY OF Denton

SS:

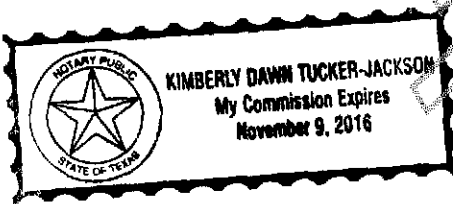
I certify that I have satisfactory evidence that Deborah Soto appeared before me, and said that He/She signed this instrument and stated He/She is/are authorized to execute the instrument as the Asst Secretary of National MIG LLC to be the free and voluntary act of such party(s) for the uses and purposes mentioned in this instrument.

Dated: 4-17-14

Notary Public in and for the State of Texas

Residing at Denton County

My appointment expires: 11-9-16



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EXHIBIT A

RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

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

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

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

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005
Executed by: Property Investors LLC, a Washington limited liability company

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Crowther Properties LLC
Recorded: June 26, 2009
Auditor's No.: 200906260093
Area Affected: A 10 foot strip in common areas Tracts B and C

Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.



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