



201412300061

Skagit County Auditor
12/30/2014 Page

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3 1:27PM

\$74.00

When recorded return to:

Anna P. Ostapchuk and Eduard N. Ostapchuk
22208 Grip Rd
Sedro Woolley, WA 98284

F.A.T.C.O.

2322380

GUARDIAN NORTHWEST TITLE CO

108304

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

SPECIAL WARRANTY DEED
(Not Statutory)

File No: 4260-2322380 (KJ)

Date: December 23, 2014

Grantor(s): US Bank National Association

Grantee(s): Anna P. Ostapchuk and Eduard N. Ostapchuk

Abbreviated Legal: Section 2, Township 35 North, Range 4 East; Ptn. of Gov't Lot 2

Additional Legal on page:

Assessor's Tax Parcel No(s): P35586

THE GRANTOR(S), U.S. Bank, National Association, successor trustee to Bank of America, N.A. as successor to LaSalle Bank, N.A. as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2007-2, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to Anna P. Ostapchuk and Eduard N. Ostapchuk, wife and husband, the following described real estate, situated in the County of Skagit, State of Washington:

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

Government Lot 2, Section 2, Township 35 North, Range 4 East, W.M., EXCEPT the West 416 feet thereof; and EXCEPT the East 582 feet thereof; and EXCEPT the following described tract:

Beginning at a point on the South line of the John Grip County Road, 416 feet East of the North v., corner of Section 2, Township 35 North, Range 4 East, W.M.; thence South 335 feet; thence East 130 feet; thence North 335 feet, more or less, to the South boundary of John Grip County Road; thence Westerly along the South boundary of said road, 130 feet, more or less, to the point of beginning;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144961
DEC 30 2014LPB 16-09(r)
Page 1 of 3Amount Paid \$2,677.67
Skagit Co. Treasurer
By *Wam* Deputy

APN: **P35586**

Special Warranty Deed
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ALSO EXCEPT road right-of-way.

TOGETHER WITH the right to lay, maintain, operate, repair and remove at any time a water line or pipe for domestic use, with right of ingress and egress to and from the same, on, over and through a tract of land described as follows:

A tract 10 feet wide, between an existing pumphouse well and water tank, and the Easterly boundary of the following described tract:

That portion of Government Lot 2, Section 2, Township 35 North, Range 4 East, W.M., beginning on the South line of the John Grip County Road, 416 feet East of the North v., corner of said Government Lot 2; thence South 322.5 feet; thence East 135 feet; thence North 322.5 feet; thence West 135 feet to the point of beginning.

Tax Parcel Number(s): **P35586**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

U.S. Bank, National Association, successor trustee to Bank of America, N.A. as successor to LaSalle Bank, N.A. as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2007-2

By: Nationstar Mortgage LLC, as Attorney
In Fact

By: Authorized Signor

Jeffrey Kitchens

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Special Warranty Deed
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STATE OF

COUNTY OF

On this 24 day of Dec 2014 before me personally appeared

Jeffrey Kitchens, of Nationstar Mortgage LLC, who executed the within instrument as Attorney in Fact for U.S. Bank, National Association, successor trustee to Bank of America, N.A. as successor to for the 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 last above written.

Dated: 12-24-14

Print Name: Karen Kargoll

Notary Public in the State of CO

Residing at: DOUGLAS CT 6

My appointment expires 6-5-18

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

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