

When recorded return to:  
Rodney Helgeson and Erica Helgeson  
PO Box 1213  
Burlington, WA 98233



201501300152

Skagit County Auditor

\$74.00

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3 2:15PM

GUARDIAN NORTHWEST TITLE CO.  
**SPECIAL WARRANTY DEED**  
(Not Statutory) 107441

THE GRANTOR(S)

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank N.A. fka JPMorgan Chase Bank on behalf of Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2003-A1

for and in the consideration of

\$225,000.00

in hand paid, bargains, sells, and conveys to

Rodney Helgeson and Erica Helgeson, husband and wife

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

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Abbreviated Legal: Section 12, Township 35 North, Range 4 East; Pm. of SW of SW (aka Tr. 1, SP #31-84)

Tax Parcel Number(s): 350412-3-009-0006 / P36320

Subject to Restrictions, Covenants, Conditions and Easements of Record.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015318  
JAN 30 2015

signature page attached hereto

Amount Paid \$ 4010.00  
Skagit Co. Treasurer  
By *mdm* Deputy

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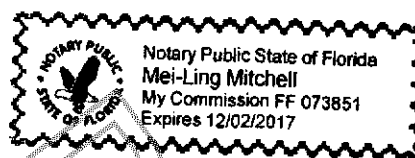
The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank N.A. fka JPMorgan Chase Bank on behalf of Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2003-A1

BY: Moraima Medina **Moraima Medina**  
Contract Management Coordinator  
Ocwen Loan Servicing LLC, its Attorney in Fact

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

On this 28<sup>th</sup> day of January, 2015, personally appeared before me, Moraima Medina as Contract Management Coordinator for Ocwen Loan Servicing, LLC, Attorney-in-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank N.A. fka JPMorgan Chase Bank on behalf of Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2003-A1 and that he/she executed the foregoing instrument by authority of and on behalf of said grantor; and he/she acknowledged said instrument to be the act and deed of said grantor.

Mei-Ling Mitchell  
Printed Notary Name: Mei-Ling Mitchell  
Notary Public for: Florida  
My commission expires: 12.2.17



Personally Known To Me

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**EXHIBIT A**  
Legal Description

Tract 1, Short Plat No. 31-84, approved July 18, 1984 and recorded in Volume 6 of Short Plats, page 164, records of Skagit County, Washington, on July 20, 1984 under Auditor's File No. 8407200001; also being known as a portion of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 4 East, W.M.

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