

Recording requested by:
ServiceLink



201504150103

Skagit County Auditor

\$75.00

4/15/2015 Page

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4 3:40PM

Return Address:

Kristine Kittleson
James Kurtzenacker
1680 Oak Ridge Drive
Camano Island, WA 98282

CHICAGO TITLE 620022670	Document Title(s) SPECIAL WARRANTY DEED
Reference Number(s) of Documents assigned or released:	
Grantor(s) Bank of America, N.A.	
Grantee(s) Kristine Kittleson, an unmarried woman and James Kurtzenacker, an unmarried man, as joint tenants	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 3, Short Plat No. PL00-0545, approved May 21, 2001, recorded May 22, 2001 under Auditor's file No. 200105220102, records of Skagit County, Washington, being a portion of the Northwest ¼ of the Southwest ¼ Section 27, Township 33 North, Range 4 East, W.M., Situate in Skagit County, Washington	
Assessor's Property Tax Parcel/Account Number P118081-330427-3-006-0400	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

KRISTINE KITTLESON and JAMES KURTZENACKER
1680 OAK RIDGE DRIVE, CAMANO ISLAND, WA 98282

Commitment Number: 3311367

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P118081/330427-3-006-0400

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151212
APR 15 2015

Amount Paid \$5985.80
Skagit Co. Treasurer
By *HB* Deputy

BANK OF AMERICA, N.A., whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, for \$336,000.00 (Three Hundred Thirty Six Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **KRISTINE KITTLESON, AN UNMARRIED WOMAN** and **JAMES KURTZENACKER, AN UNMARRIED MAN, AS JOINT TENANTS**, hereinafter grantees, whose tax mailing address is **1680 OAK RIDGE DRIVE, CAMANO ISLAND, WA 98282**, the following real property:

LEGAL DESCRIPTION:

**Lot 3, Short Plat No. PL00-0545, approved May 21, 2001, recorded May 22, 2001 under Auditor's file No. 200105220102, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 Section 27, Township 33 North, Range 4 East, W.M., Situate in Skagit County, Washington
Assessor's Parcel Number: P118081/330427-3-006-0400**

Property Address is: 22644 ROSE RD., MOUNT VERNON, WA 98274.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 201411030098

Executed by the undersigned on APRIL 6, 2015:

BANK OF AMERICA, N.A.

By: *Monja Mallow*

Name: MONJA MALLOW

Title: AVP

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ARIZONA)

County of MARICOPA)

On APRIL 6, 2015 before me, K STEPHEN, a Notary Public in and for said State, personally appeared,

MONJA MALLOW, AVP, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of ARIZONA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *K Stephen*

K STEPHEN

