



201504230033

Skagit County Auditor

\$75.00

4/23/2015 Page

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4 11:38AM

Return Address:

JUAN LUIS BENITES SUAREZ AND MONICA BENITES
5333 RAZOR PEAK DR.
MOUNT VERNON, WA 98273

Document Title(s) Special / Limited Warranty Deed
Reference Number(s) of Documents assigned or released:
Grantor(s) WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPLI
Grantee(s) JUAN LUIS BENITES SUAREZ AND MONICA BENITES, HUSBAND AND WIFE AS COMMUNITY PROPERTY
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 285, SKAGIT HIGHLANDS, DIV. V (PH. 1) Skagit County
Assessor's Property Tax Parcel/Account Number WA
P125497
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:

JUAN LUIS BENITES SUAREZ and MONICA BENITES
5333 RAZOR PEAK DR., MOUNT VERNON, WA 98273

Commitment Number: 3309560

Seller's Loan Number: 7600030185

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015/3/2
APR 23 2015

Amount Paid \$ 3,209.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

ASSESSOR PARCEL IDENTIFICATION NUMBER: P125497

ABBREVIATED LEGAL:

LOT 285, SKAGIT HIGHLANDS, DIV. V (PH. 1) TAX: P125497 5333 RAZOR PEAK DRIVE, MOUNT VERNON, WASHINGTON, 98273 COMMONLY known as: 5333 RAZOR PEAK DR., MOUNT VERNON, WA 98273 Assessors Parcel Number: P125497

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPL1, whose mailing address is 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618, hereinafter grantor, for \$180,000.00 (One Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to JUAN LUIS BENITES SUAREZ and MONICA BENITES, Husband and Wife as Community Property hereinafter grantees, whose tax mailing address is 5333 RAZOR PEAK DR., MOUNT VERNON, WA 98273, the following real property:

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS: LOT 285, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. NOTE FOR INFORMATIONAL PURPOSES ONLY: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04, SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE OR COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT. LOT 285, SKAGIT HIGHLANEDS, DIV. V (PH. 1) TAX ID: P125497 5333 RAZOR PEAK DRIVE, MOUNT VERNON, WASHINGTON, 98273 COMMONLY known as: 5333 RAZOR PEAK DR., MOUNT VERNON, WA 98273

Assessor's Parcel Number: P125497

Property Address is: 5333 RAZOR PEAK DR., MOUNT VERNON, WA 98273.

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: 201410310071

Executed by the undersigned on March 27, 2015:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS
CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPL1**

Brandee Conrad

By: **Rushmore Loan Management Services LLC, Appointed As Attorney In Fact**

**Brandee Conrad
Authorized Signer**

By: _____

Its: Assistant V.P.

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on March 27, 2015 by
Brandee Conrad its Assistant V.P. on behalf of **WILMINGTON
SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE
CREEK TITLE TRUST 2014-NPL1**, by **Rushmore Loan Management Services LLC,
Appointed As Attorney In Fact** who is personally known to me or has produced _____
as identification, and furthermore, the aforementioned person has acknowledged that his/her
signature was his/her free and voluntary act for the purposes set forth in this instrument.

Megan Rutherford
Notary Public

