

Special Warranty Deed



201504270175

AFTER RECORDING MAIL TO:

SERGIO HERNANDEZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

Skagit County Auditor

\$74.00

4/27/2015 Page

1 of

3 3:37PM

SPECIAL WARRANTY DEED

Grantor(s): NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Grantee(s): MARY E MCCONNAUGHEY and JOSEFINA C BEECHER

Abbreviated Legal: LOT 8, SAMISH RIVER PARK DIV NO. 1

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): 3990-000-008-0008

THE GRANTOR, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY (herein, "Grantor"), whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby bargains, sells and conveys to MARY E MCCONNAUGHEY and JOSEFINA C BEECHER, community property (herein, "Grantee"), whose address is 7158 Steelhead Ln, Burlington, WA 98233, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7158 Steelhead Lane, Burlington, WA 98233

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on January 22, 2015, as Recording Number 201501220098.

AND Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, to forever defend, all and singular, title to the said property unto Grantee and Grantee's heirs, successors and assigns, against the lawful claims and demands of all persons claiming by, from or under Grantor, but against no other claims or persons.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151387

APR 27 2015

Amount Paid \$ 3,120.00

Skagit Co. Treasurer

By nam Deputy

Loan No. 831318 / 7158 Steelhead Lane, Burlington, WA 98233

Special Warranty Deed

Dated this April 16, 2015.

2015/3/13
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 23 2015

Amount Paid \$ 3120.00
By [Signature] Skagit Co. Treasurer
Deputy

GRANTOR:

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
BY SINGLESOURCE PROPERTY
SOLUTIONS AS ATTORNEY IN FACT

By: [Signature]
Printed Name: Silvia Williams
Title: Closing Coordinator

STATE OF Washington
COUNTY OF King

On this day personally appeared before me [Signature], to me known to be the Closing Coordinator of SINGLESOURCE PROPERTY SOLUTIONS AS ATTORNEY IN FACT FOR NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned, and on oath state that he/she was authorized to execute said instrument.

Dated: April 16, 2015

[AFFIX NOTARY SEAL]

[Signature]
Print name: Renda J. Patterson
Notary Public in and for the State of PA
Residing at: Cecil Township
My commission expires: September 4, 2017

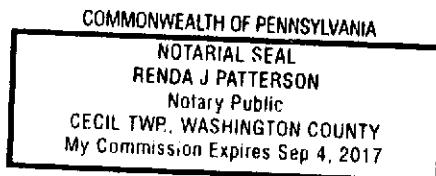


EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

LOT 8 "SAMISH RIVER PARK, DIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel ID: P68684

Commonly known as 7158 STEELHEAD Lane, Burlington, WA 98233

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.