

Recording requested by:
SERVICELINK

Return Address:
**Phillip Troxclair And Sylvia Troxclair
17662 W BIG LAKE BLVD.,
MOUNT VERNON, WA 98274**



201506080161

Skagit County Auditor

6/8/2015 Page

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4 2:41PM

\$75.00

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Grantor(s) Bank of America, National Association
Grantee(s) Phillip Troxclair And Sylvia Troxclair, Husband And Wife
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) PTN. TRACT "B", BIG LAKE WATER FRONT TRACTS, VOL. 4, PG 12
Assessor's Property Tax Parcel/Account Number P62060
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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015-2108

JUN 08 2015

Amount Paid \$4633.00
Skagit Co. Treasurer
By HB Deputy

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:

PHILLIP TROXCLAIR and SYLVIA TROXCLAIR
17662 W BIG LAKE BLVD., MOUNT VERNON, WA 98274

Commitment Number: 3314780

Seller's Loan Number: 3000215094FF

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P62060

ABBREVIATED LEGAL: PTN. TRACT "B", BIG LAKE WATER FRONT TRACTS,
VOL. 4, PG 12

Bank of America, National Association, whose mailing address is **2900 ESPERANZA XING AUSTIN TX 78758**, hereinafter grantor, for \$260,000.00 (Two Hundred Sixty Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **PHILLIP TROXCLAIR and SYLVIA TROXCLAIR**, Husband and Wife hereinafter grantees, whose tax mailing address is **17662 W BIG LAKE BLVD., MOUNT VERNON, WA 98274**, the following real property:

Executed by the undersigned on MAY 18 2015, 2015:

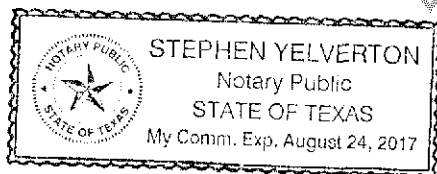
**Bank of America, National Association,
by OneWest Bank its Attorney in Fact**

By: _____

Louise Chavez
VP

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on MAY 18 2015, 2015 by Louise Chavez as Vice President of One West Bank on behalf of **Bank of America, National Association, by OneWest Bank its 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.



Notary Public

STEPHEN YELVERTON

LEGAL DESCRIPTION:

PARCEL "A": THAT PORTION OF TRACT "B", "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE NORTHERLY ALONG THE WESTERLY LINE OF BIG LAKE BOULEVARD, A DISTANCE OF 253 FEET; THENCE WESTERLY 154 FEET TO A POINT 208 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "B"; THENCE SOUTH 208 FEET TO THE SOUTH LINE OF SAID TRACT "B"; THENCE EAST TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF TRACT "B", "BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 'TRACT "B"; THENCE NORTH ON THE WESTERLY LINE OF BIG LAKE BOULEVARD, 253 FEET; THENCE WESTERLY 154 FEET TO A POINT 208 FEET NORTH OF THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 208 FEET TO SAID SOUTH LINE, THE TRUE POINT OF BEGINNING; THENCE WEST 25 FEET; THENCE NORTH 208 FEET; THENCE EAST 25 FEET; THENCE SOUTH TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "C": AN EASEMENT FOR LANDSCAPING AND FENCES AS DISCLOSED IN THAT DOCUMENT RECORDED MARCH 20, 2000, UNDER AUDITOR'S FILE NO. 200003200126, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: P62060

Property Address is: 17662 W BIG LAKE BLVD., 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: _____