

AFTER RECORDING MAIL TO:

MELISSA VASQUEZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

R# 1137015



Skagit County Auditor
8/3/2015 Page

1 of 3 \$74.00
1:46PM

SPECIAL WARRANTY DEED

Grantor(s): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-17

Grantee(s): FRANK KROOK

Abbreviated Legal: THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): 340429-0-060-000 & P28208

THE GRANTOR, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-17, BY GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, for and in consideration of One Hundred Eleven Thousand Five Hundred and 00/100 Dollars (\$111,500.00) and other good and valuable consideration in hand paid, hereby bargains, sells and conveys to FRANK KROOK (herein, "Grantee"), whose address is 1615 Bulk Way, Ste. A, Sedro Wooley, WA 98284, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington: *A married man,*

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 16750 Blodgett Road, Mount Vernon, WA 98274

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 September 29, 2014, as Recording Number 201409290136.

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.

Loan #82230514

Property: 16750 Blodgett Road, Mount Vernon, WA 98274

against the lawful claims and demands of all persons claiming by, from or under Grantor, but against no other claims or persons.

Dated this July 7th, 2015.

GRANTOR:

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES SERIES 2005-17 BY
GREEN TREE SERVICING, LLC AS
ATTORNEY IN FACT

By: [Signature]
Printed Name: Jennifer McKeown
Title: AVP

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152044
AUG 03 2015

Amount Paid \$ 198970
Skagit Co. Treasurer
By MG Deputy

STATE OF ARIZONA
COUNTY OF MARICOPA

On this day personally appeared before me Jennifer McKeown, to me known to be the AVP of Green Tree Servicing, LLC as Attorney in Fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-17, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the limited liability company, for the uses and purposes therein mentioned, and on oath state that he/she was authorized to execute said instrument.

Dated: July 7th 2015

[AFFIX NOTARY SEAL]

[Signature]
Print name: David J Hoover
Notary Public in and for the State of _____
Residing at: _____
My commission expires: June 19, 2018



EXHIBIT A

[Legal Description]

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION, 145 FEET; THENCE EASTERLY TO A POINT IN THE WESTERLY LINE OF BLODGETT ROAD, 72 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID ROAD WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID ROAD TO A POINT 48 FEET NORTH AND 54 FEET WEST OF THE INTERSECTION OF THE WEST LINE OF SAID ROAD WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 48 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 THENCE WEST 177 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, 159.7 FEET WEST OF ITS INTERSECTION WITH THE WESTERLY LINE OF BLODGETT ROAD; THENCE SOUTH 20 FEET; THENCE WEST 106 FEET; THENCE NORTH 20 FEET; THENCE EAST 106 FEET TO THE POINT BEGINNING.

Parcel ID: 340429-0-060-0000 & P28208

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.