



201602050110

Skagit County Auditor

2/5/2016 Page

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2

\$74.00

4:11PM

After Recording Return To:

ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016376
FEB 05 2016

Property Tax ID#:

P110836

Amount Paid \$ 0
Skagit Co. Treasurer
By *JLM* Deputy

Ref #: 3412168

SPECIAL WARRANTY DEED

Exempt from Real Estate Excise Tax per WAC 458-61-A-216(1)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, WELLS FARGO BANK, N.A., whose address is 3476 Stateview Blvd, Fort Mill, SC 29715, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns, whose address is c/o Information Systems Networks Corp, Shepherd Mall Office Complex - 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

Lot 13, "PLAT OF BLACKBERRY MEADOWS", as per plat recorded in Volume 16 of Plats, pages 147 and 148, records of Skagit County, Washington.

Property Address: 1507 Blackberry Dr, Mount Vernon, WA 98273

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

WITNESS Grantor's hand this the 25th day of January, 2016.

WELLS FARGO BANK, N.A.

By: Lenetra D. Smith
Lenetra D. Smith
Vice President Loan Documentation
Wells Fargo Bank, NA
01/25/2016

Signed, delivered in our presence:

Asahia Brooks
Witness
Asahia Brooks
Printed Name

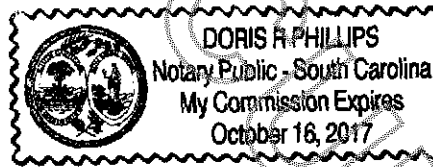
Nicole Sadler
Witness
Nicole Sadler
Printed Name

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 25th day of January, 2016 by Lenetra D. Smith, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Lenetra D. Smith [] is personally known to me or [x] produced satisfactory evidence of identification.

Doris R. Phillips
Notary Public
My commission expires 10/16/2017



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This document prepared by
Express Legal Dox, LLC
6701 Bryan Dairy Road, Ste. 608
Seminole, FL 33777