

AFTER RECORDING MAIL TO:

WAYNE SWINSON  
TIMIOS, INC.  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA 91362  
Timios, Inc.  
601 S. Glenoaks Blvd Suite 306  
Burbank, CA 91502



Skagit County Auditor  
3/7/2016 Page

201603070085  
1 of 3 11:38AM  
\$75.00

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016724  
MAR 07 2016

Amount Paid \$ 2,230.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

#1240127

SPECIAL WARRANTY DEED

Grantor(s): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE  
FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-  
BACKED CERTIFICATES SERIES 2007-2

Grantee(s): JESSE MACK  
LORI MACK

Abbreviated Legal: PTN NW1/4 OF NW1/4 29-34-4 E.W.M., SKAGIT CO., WA

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): 340429-0-103-0009/P28261

THE GRANTOR, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE  
FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED  
CERTIFICATES SERIES 2007-2 (herein, "Grantor"), whose address is 7360 S Kyrene Rd., Tempe, AZ  
85283, for and in consideration of One Hundred Twenty-five Thousand and No/100 Dollars  
(\$125,000.00) and other good and valuable consideration in hand paid, hereby bargains, sells and  
conveys to JESSE MACK and LORI MACK, husband and wife, as joint tenants with right of  
survivorship (herein, "Grantee"), whose address is  
214 Rhodora Heights Rd. Lake Stevens, WA 98258 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: 312 E Hazel St., Mount Vernon, WA 98273

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 November 13, 2014, as Recording Number 201411130067.

loan # 82233571

312 E Hazel St., Mount Vernon, WA 98273

Special Warranty Deed

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.

The Grantee(s), or purchaser(s), of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

Dated this March 2, 2016.

GRANTOR:

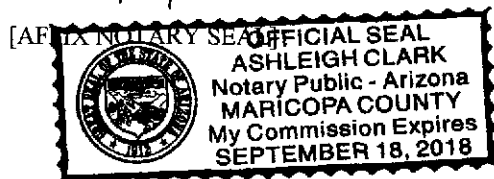
THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK,  
TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED  
CERTIFICATES SERIES 2007-2, BY  
DITECH FINANCIAL LLC, FKA GREEN  
TREE SERVICING LLC, AS ATTORNEY  
IN FACT

By: Bradley S. Johnson  
Printed Name: Bradley S. Johnson  
Title: AVP

STATE OF Arizona  
COUNTY OF Maricopa

On this day personally appeared before me Bradley S. Johnson, to me known to be the AVP of DITECH FINANCIAL LLC, FKA GREEN TREE SERVICING LLC, AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2007-2, 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: 3/2/2016



Ashleigh Clark  
Print name: Ashleigh Clark  
Notary Public in and for the State of Arizona  
Residing at: Maricopa  
My commission expires: 9/18/18

Special Warranty Deed

**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:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 0°22'58" EAST 2.66 FEET ON THE EXTENSION OF THE EAST LINE OF SAID LOT 1 TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED TO ALBERT LEROY CAMPBELL AND RUTH BARBARA CAMPBELL, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 707620, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 89°58'43" EAST 55.00 FEET ALONG SAID EXTENSION AND NORTH LINE (SOUTH LINE OF HAZEL STREET);

THENCE SOUTH 0°22'58" WEST 143.02 FEET PARALLEL WITH THE EAST LINE OF SAID WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON;

THENCE NORTH 88°15'32" WEST 55.01 FEET TO SAID EAST LINE OF WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON; THENCE NORTH 0°22'58" EAST 138.67 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND ABOVE DESCRIBED;

THENCE NORTH 0°22'58" EAST 20.01 FEET ALONG THE EAST LINE OF SAID TRACT;

THENCE SOUTH 88°15'32" EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT TO THE WEST LINE OF SOUTH SEVENTH STREET;

THENCE SOUTH 0°22'58" WEST 20.01 FEET ALONG SAID WEST LINE

THENCE NORTH 88°15'32" WEST TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

Parcel ID: P28261 AND 340429-0-103-0009

*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.*

16-74211 (cmm)

loan # 82233571

312 E Hazel St., Mount Vernon, WA 98273