



201603300095

Skagit County Auditor

\$75.00

3/30/2016 Page

1 of

3 3:34PM

GUARDIAN NORTHWEST TITLE CO.

AFTER RECORDING MAIL TO:

Name Paula and Daniel Hernandez
Address 438 Shantel ST,
City/State Mount Vernon, WA 98274

Document Title(s):

1. Special Warranty Deed

Reference Number(s) of Documents Assigned or released:

Grantor(s):

1. Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1
- 2.

[] Additional information on page of document

Grantee(s):

1. Daniel Hernandez
2. Paula Hernandez Husband and wife

[] Additional information on page of document

Abbreviated Legal Description:

Lot 40, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, according to the plat thereof recorded January 19, 2007, under Auditor's File No. 200701190116, records of Skagit County, Washington. Situate in Skagit County, Washington

Tax Parcel Number(s): P125736, 4917-000-040-0000

[1] Complete legal description is on page of document

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161080

MAR 30 2016

Amount Paid \$427.00
Skagit Co. Treasurer
By *MM* Deputy

SPECIAL WARRANTY DEED

This Deed is made and entered into this 29th day of February, 20 16 by and between

✓ Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1

of the County of Dallas, State of Texas, hereinafter collectively referred to as "Grantor", and

Daniel Hernandez and Paula Hernandez
Husband and wife
of the County of Skagit, State of WA, hereinafter referred to as "Grantee". The mailing address of the Grantee is 438 Shantel ST, Mount Vernon, WA 98274

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Skagit and State of Washington to-wit:

Lot 40, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, according to the plat thereof recorded January 19, 2007, under Auditor's File No. 200701190116, records of Skagit County, Washington. Situate in Skagit County, Washington

Subject to easements, conditions, restrictions and limitations of record.

To have and to hold the same; together with all rights and appurtenances to the same belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against

the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2015 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1
BY: Rushmore Loan Management Services, LLC, as Attorney-in-Fact

By: *Susan Christy*

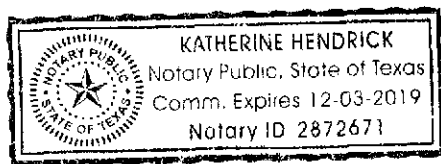
Print Name: Susan Christy
Assistant Vice President

Title: _____

STATE OF Texas
COUNTY OF Dallas } SS

On this 29th day of Feb, 2016, before me *Katherine Hendrick* appeared *Susan Christy* to me personally known, who, being by me duly sworn, did say that he/she is the AVP (title) of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, as Attorney-in-Fact for Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1 and did say that he/she is the authorized person of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, and that said instrument was signed on behalf of said limited liability company, by authority of its Members/Managers and said *Susan Christy* acknowledged said instrument to be the free act and deed of said limited liability company.

In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.



Katherine Hendrick
Notary Public

My Commission Expires: 12-3-19

(Notary seal)