



201604210068

Skagit County Auditor

\$75.00

4/21/2016 Page

1 of

3 12:10PM

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

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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-12

Grantee(s): ERMILINDA G. GUDDE
BRYAN L. GUDDE

Abbreviated Legal: TRACT "B" SHORT PLAT NO. 81-76

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P42957

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20161477

APR 21 2016

Amount Paid \$ 806.00
Skagit Co. Treasurer
By MF Deputy

THE GRANTOR, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-12 (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, for and in consideration of Forty-five Thousand and no/100 Dollars (\$45,000.00) and other good and valuable consideration in hand paid, hereby bargains, sells and conveys to ERMILINDA G. GUDDE and BRYAN L. GUDDE, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 36385 Cape Horn Road, Sedro Woolley, WA 98284, 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: 36385 Cape Horn Road, Sedro Woolley, WA 98284

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 April 27, 2015, as Recording Number 201504270160.

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 No. 89384730 / 36385 Cape Horn Road, Sedro Woolley, WA 98284

Special Warranty Deed

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 April 13, 2016.

GRANTOR:

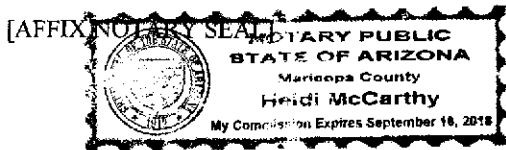
THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK,
TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES
2004-12 by Ditech Financial LLC, FKA
Green Tree Servicing LLC, as Attorney in
Fact

By: Bradley S. Johnson
Printed Name: BRADLEY S. JOHNSON
Title: A.U.P.

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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-12, 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: 4/13/16



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

EXHIBIT A

[Legal Description]

TRACT "B" SHORT PLAT NO. 81-76, APPROVED JANUARY 7, 1977, RECORDED JANUARY 10, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 15 UNDER AUDITOR'S FILE NO. 848996 AND BEING A PORTION OF GOVERNMENT LOT 6, SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 350718-0-014-0006

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.