



201607290082

Skagit County Auditor

\$81.00

7/29/2016 Page

1 of

9 11:27AM

**SPECIAL WARRANTY DEED**

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.

After Recording, Send To:

Title365 / Post-Closing

420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

Commitment Number: DS7154-16000021

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2016 3237

JUL 29 2016

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

3867-000-025-0304/P62434

Amount Paid \$6  
Skagit Co. Treasurer  
By *nam* Deputy**LEGAL:**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows: **PARCEL "A"**: The North 100 feet of the South 200 feet of the West 120 feet of Tract 25, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington; **EXCEPT** the North 9.28 feet thereof; **AND EXCEPT** the Easterly 24.047 feet thereof; **ALSO TOGETHER WITH** those portions of vacated County road adjoining said premises which upon vacation, reverted to said premises by operation of law. **PARCEL "B"**: The North 9.28 feet of the South 100 feet of the West 120 feet of Tract 25, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington; **EXCEPT** the Easterly 24.047 feet thereof; **ALSO TOGETHER WITH** those portions of vacated County road adjoining said premises which upon vacation, reverted to said premises by operation of law.

Assessor's Parcel Number: 3867-000-025-0304/P62434

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**Exempt: WAC 458-61A-216(1)**

**Bank of America, N.A.**, hereinafter grantor, of 7105 Corporate Drive, Plano TX 75024, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Secretary of Housing & Urban Development, its Successors and Assigns**, hereinafter grantee, whose tax mailing address is C/O Information Systems Networks Corp., Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, the following real property:

**LEGAL DESCRIPTION:**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows: PARCEL "A": The North 100 feet of the South 200 feet of the West 120 feet of Tract 25, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington; EXCEPT the North 9.28 feet thereof; AND EXCEPT the Easterly 24.047 feet thereof; ALSO TOGETHER WITH those portions of vacated County road adjoining said premises which upon vacation, reverted to said premises by operation of law. PARCEL "B": The North 9.28 feet of the South 100 feet of the West 120 feet of Tract 25, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington; EXCEPT the Easterly 24.047 feet thereof; ALSO TOGETHER WITH those portions of vacated County road adjoining said premises which upon vacation, reverted to said premises by operation of law.

Assessor's Parcel Number: 3867-000-025-0304/P62434

Property Address is: 300 Gardner Rd., Burlington, WA 98233.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: BY TRUSTEE'S DEED UPON SALE RECORDED AT INSTRUMENT NUMBER: 201601130048

Executed by the undersigned on April 1, 2016:

Bank of America, N.A. (BANA)

By: Misty Adams 4/1/16

Printed Name: Misty Ann Adams

Its: Assistant Vice President (AVP)

STATE of Arizona

COUNTY of Maricopa

Before me, (insert name of notary) Rosemary Trujillo, the undersigned officer, on this, the 1 day of April, 2016, personally appeared Misty Ann Adams, (insert name of signer) ☐ known to me or, ☒ through production of AZ Drivers License as identification, who identified her to be the AVP of Bank of America, N.A., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

Rosemary Trujillo 4-1-16

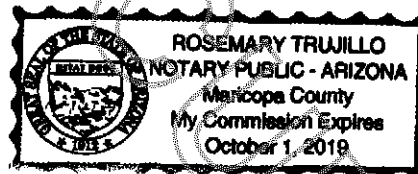
(Type or print name below signature)

Notary Public, Rosemary Trujillo

State of Arizona

Commission No.: 341668

My Commission Expires: October 1, 2019



**"EXHIBIT"**  
**AFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania  
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 25<sup>th</sup> day of March, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 3/29/16

Christine Costamagna  
Affiant's Signature

Christine Costamagna  
Affiant's Name

SVT and Assistant Secretary  
Affiant's Title

SWORN TO and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as an \_\_\_\_\_ of Bank of \_\_\_\_\_ America, N.A. He/she ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

see attached form  
\_\_\_\_\_  
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 29th day of March, 2016,  
by Christine Costamagna, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

Susan Ann Scaletti

**Exhibit A**

[CERTIFICATE OF ASSISTANT SECRETARY]

*[attached hereto]*

UNOFFICIAL DOCUMENT

**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION**  
**a national banking association**

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 25<sup>th</sup> day of March, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By:

Christine Costamagna  
Assistant Secretary

## EXHIBIT A

### FORECLOSURE SERVICES DOCUMENT EXECUTION ASSISTANT VICE PRESIDENTS

Adams, Misty Ann	Flannigan, Jonathan Glenn	Lajza, Jane Marie
Agnew, Melanie Annie	Flood, Joseph F.	Landin, Lucinda
Ali, Shamim	Francois, Regina Irving	Landry, Caroline Palacio
Allred, Ann Louise	Fuentes, Andra Robledo	Lansiquot, Siddhartha
Anderson, Becky Lynn	Gaire, Rajan	Laughlin, Bobbi Gaye
Anderson, Mandi Leanne Jane	Galante, Carolin	Leach Jr., Kip David
Ayala, Wilfredo	Ganison, DeKendrick Kavon	Letham, Amy D.
Banda, Jamie Gonzales	Ganison, Everly Jasmin	Lewis Jr., Calvin
Banks, Caressa Jenice	Garcia, Marcela	Lowden, Lisa Ann
Barry, Darlene Jeannette	Garcia, Marco Antonio	Lyon, Christiny A.
Begum, Suhala	Garcia, Sylvia C.	Maggitt, Kenyetta Devon
Bell, Carolyne Wanjiku	Garcia, Yanira Izel	Mallow, Monja Melissa
Bolds, Rickey Trent	Gibson, Janice R.	Manning, Shannon Annette
Bolton, Patrick Xavier	Gleason, Frances Cherrise	Marks, Christine Lynn
Bowes, Richard Michael	Goff, Maria Luz	Marquez, Ronald Romeo
Bowling, Karen Marie	Gomez Kponton, Arlette Akouyo	Marsh, Lorene Alford
Braby, Sherry LaSha	Good, Kevin James	Marsh, Shay Denise
Bratton, Teylore Laurice	Griffin, Verlina Ann	Mathes, Aliscia Nicole
Brewer, Julie Ann	Guardado, Margarita	Mathews, Rebekah Marie
Briceno, Andrea Janay	Guerrero, Myra P.	McDowell, Sabrina Allene
Bryan, Sandra Leyda	Guillen, Denise Jordan	McGinnis, Brent Travis
Bush, Michael A.	Hernando, Sonia Iliana	Medlock, Jordan Todd
Cabanayan, Annie Serquina	Hill, Sharon Jean	Messmer, Anne Carter
Canastillo, Melba Barraza	Holguin, Judy Lee	Mirambel, Maria Cinderella
Candelaria, Alma N.	Holt, Brian Benjamin	Mitchell, Yasmin Y.
Carmody, Gabrielle Lynn	Humphrys, Emily Marie	Montano, Victoria A.
Carrillo, Matthew Caleb	Hushagen, Jeffrey Tyler	Moore, Tametka Renea
Case, Laurie Michelle	Ingram, Angie A. A.	Morgan, Courtney Alice
Chartrand, Erica Ashley	Isaac, Ashley Marie	Mprua, Norma Marie
Chorney, Lori Diane	Iskierski, Denise Wall	Murray, Patricia Riordan
Clark, Amber Johnae	Jackson, Adrian Lawrence	Navarro, Liliana R.
Cramer, Caryn Elaine	Jackson, Colette	Neff, Tamar Jewel Lillian
Crane, Jeremy Jerome	Jameson Jr., Michael Lawrence	Nunez, Alberto Feria
Cruz, Kimberly Marie	Jauregui, Karla Juliet	Nunez, Angela Marie
Davis, Nicole J.	Johnson-Rieger, Andria D.	Nunn, Sanetrick Darnell
Davis, Sherry Dvon	Johnson, JaNell LaTrice	Ohara, Maureen J.
DeBarros, Kimberly Nicole	Johnson, Jennifer Mac	Okolita, Marlene V
Dennison, Evelyn Delores	Johnson, Stephen Allen	Oldham, Holly M.
Dennison, Kevin Vaughn	Joseph, Chasity Sharrell	Ortega, Wanda Lucy
DiMonte, Joseph R.	Keith-Tuttle, Elissa	Outman, Robert Leon
Dockery, Brittany Marie	Kerns, Kevin C.	Pack, Judy Smith
Dowdell, Lateef Issa	Khamisani, Amna	Palmer, Sandrisha Von-Say
Edwards, Carmeka Yushay	Klapperich, Cory Donovan	Pena, Angie Graciela
Farkash, Patricia Ann	Kobylarek, Kelly Kathleen	Pham, Luan
Fisher, Jared Robert	Koons, Karen Elaine	Pham, TU-UYEN NU
Fitts, Michael D.	Kraft, Kayla Jo	Pilgrim, Sabrina Elyse



Pittman, Lori Denise  
Quah, Cathreen Renee  
Quesada, Nicholas Ryan  
Ramos-Leyva, Yanneth  
Reese, Michelle Annette  
Rhodes, Regina Lenale  
Rico, Angela Lita Artemisa  
Robinson, Gloria  
Robinson, Michele Renae  
Rodriguez, John Carlos  
Rogers, Frederick C.  
Rogers, Shaun Jermaine  
Rougeau, Essie Malone  
Ruiz, Yolanda Maria  
Ruiz De La Torre, Artemio  
Salazar, Brenda Aracely  
Samuels, Ariel Mercedes  
Sanchez, Dianna M.  
Sanders, Chatanya Joyce

Santana, Christina L.  
Sargent, Jonathan Charles  
Schwartz, Abril  
Sed, Asli Olad  
Segui, Elsa Rebeca  
Sevier, Wendy Covarrubias  
Sharko, Lupita  
Shears II, Clayton  
Shehata, Jamie Leora  
Sin, Sorn  
Solano, Michael  
Sorenson, Kelly Marie  
Spiller, Adriel J.  
Spiller, Roderick R.  
Sulcer, Emily Lynn  
Swink, Scott Edward  
Tabish, Jennifer June  
Thomas-Degroote, Margaret Ann  
Thomas, Duane Wells

Thomas, Tranelle Martise  
Thompson, Kelly Marie  
Thompson, Ronald Allen  
Tooks, Suprena Lanell  
Ussery, Glenda Faye  
Valenzuela, Michelle Jennifer  
Vore, Christine Eliza  
Walker, Gricel E.  
Walker, Lisa Martin  
Walter, Rachael Dawn  
Washington, Symeon Sjolund  
Wheaton, Odis James  
White, Kristin Elizabeth  
Wiley Jr., Dossey C.  
Williams, Nichole Renee  
Wilson, Alicia J.  
Wilson III, Lewis  
Woody, Michael Bruce