



201608050092

Skagit County Auditor

\$76.00

8/5/2016 Page

1 of

4 2:10PM

AFTER RECORDING MAIL TO:

Name *Timothy and sayuri Foster*
Address *603 N. 1st St*
City/State *Mount Vernon, WA 98273*

GUARDIAN NORTHWEST TITLE CO.

Document Title(s):

- 1. Special Warranty Deed

110825

Reference Number(s) of Documents Assigned or released:

Grantor(s):

- 1. Wilmington Savings Fund Society, FSB DBA 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. Timothy M. Foster
- 2. Sayuri Foster *a married couple*

[] Additional information on page of document

Abbreviated Legal Description:

PTN GVT LT 9 1A344

See attached Exhibit A

Tax Parcel Number(s): 340419-0-203-0000 (P26550)

[1] Complete legal description is on page of document

UNRECORDED
TITLE
DOCUMENT

SPECIAL WARRANTY DEED

This Deed is made and entered into this 6th day of June, 20 16 by and between

Wilmington Savings Fund Society, FSB DBA 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

Timothy M. Foster and Sayuri Foster a married couple of the County of Skagit, State of WA, hereinafter referred to as "Grantee". The mailing address of the Grantee is 603 N. 1st St, Mount Vernon Wa, 98273

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:

See attached Exhibit A

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,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163408
AUG 05 2016

Amount Paid \$2759.68
Skagit Co. Treasurer
By mm Deputy

Exhibit A
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":

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 9 that is 772.50 feet South of the Northeast corner thereof;

Thence South $86^{\circ}59'$ West along the dividing line between the North 46 rods and the South 34 rods of said Lot 9, a distance of 471.97 feet to a point on the West line of First Street as established in the City of Mount Vernon and the true point of beginning description;

Thence South along the West line of First Street 37 feet to a point which is .89 feet North of the Southeast corner of a tract conveyed to Robert Greenwald, Jr., by a Deed dated November 7, 1958 and recorded April 28, 1964, as Auditor's File No. 649763;

Thence West 183.74 feet to the West line of said Greenwald tract;

Thence North 27.32 feet;

Thence North $86^{\circ}59'$ East 184 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 9, which point bears South, a distance of 772.50 feet from the Northeast corner of said Government Lot 9;

Thence South $86^{\circ}59'$ West along the dividing line between the North 46 rods and the South 34 rods of said Lot 9, a distance of 471.97 feet to a point on the West line of First Street, as established in the City of Mount Vernon, which point is the true point of beginning of this description;

Thence North along said West line of First Street, a distance of 3.00 feet;

Thence West, at right angles to First Street, a distance of 183.74 feet;

Thence South, a distance of 12.68 feet;

Thence North $86^{\circ}59'$ East along said dividing line between the North 46 rods and the South 34 rods of said Lot 9, a distance of 184.00 feet, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

the general taxes for the calendar year 2016 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 DBA 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: [Signature]

Print Name: Susan Christy
Assistant Vice President

Title: _____

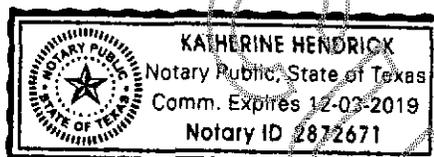
STATE OF Texas
COUNTY OF Dallas

On this 6th day of June, 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 DBA 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.

[Signature]
Notary Public

My Commission Expires:
12/3/19



(Notary seal)