



201608150078

Skagit County Auditor \$81.00
8/15/2016 Page 1 of 9 12:28PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

26163541

AUG 15 2016

Amount Paid \$ 0
Skagit Co. Treasurer
By *nam* Deputy

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: DS7154-16000148

ASSESSOR	PARCEL	IDENTIFICATION	NUMBER:
P76774/4166-023-018-0004			

**ABBREVIATED LEGAL : Lots 17 and 18, Block 23, "REPLAT OF THE JUNCTION
ADDITION TO SEDRO", Volume 3 of Plats, page 48, Skagit County, Washington,**

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

Bank of America, N.A., hereinafter grantor, whose tax-mailing address is 7105 Corporate Drive, Plano TX 75024, for \$1.00 (One Dollar 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 Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St. 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: Lots 17 and 18, Block 23, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington, EXCEPT that portion of Lot 17, Block 23 of said Plat, described as follows: Beginning at the Northeast corner of said Lot 17; Thence South 2°05'13" East along the East line of Lot 17, a distance of 11.86 feet; Thence North 89°45'06" West, a distance of 53.34 feet; Thence South 88°23'39" West, a distance of 66.75 feet to the West line of Lot 17; Thence North 2°04'37" West along the West line of Lot 17, a distance of 9.13 feet to the Northwest corner of lot 17; Thence North 87°54'57" East along the North line of Lot 17, a distance of 120.04 feet to the point of beginning. (Also shown of record as Parcel "B" Survey recorded June 28, 2000, under Auditor's File No. 200006280058.) Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Assessor's Parcel Number: P76774 / 4166-023-018-0004

Property Address is: 238 Central Ave., Sedro Woolley, WA 98284.

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.

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Prior instrument reference: CORRECTIVE TRUSTEE'S DEED UPON SALE: RECORDED AT INSTRUMENT NUMBER: 201605100057

Executed by the undersigned on July 29th, 2016 :

Bank of America, N.A.

By: S. Nunn 7/29/16

Printed Name: Sanetrick Darrell Nunn

Its: Assistant Vice President

STATE of Texas

COUNTY of Dallas

Before me, SANDRA BRYAN (insert name of notary) the undersigned officer, on this, the 29th day of July, 2016, personally appeared Sanetrick Darrell Nunn, (insert name of signer) known to me or, through production of Driver's License as identification, who identified herself to be the Assistant Vice President 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 (she) had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

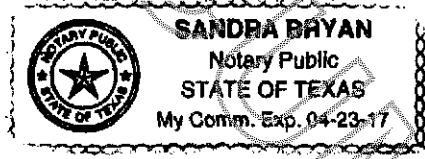
(seal) Sandra Bryan 7-29-2016
SANDRA BRYAN

(Type or print name below signature)

Notary Public, State of TEXAS

Commission No.: 1294 0001-2

My Commission Expires: 4-23-2017



"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 6th day of June, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 6/16/16

Christine Costamagna
Affiant's Signature
Christine Costamagna
Affiant's Name
SVP 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 6th day of June, 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 6th day of June, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

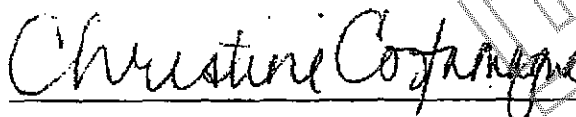

By: _____
Christine Costamagna
Assistant Secretary

EXHIBIT A

FORECLOSURE SERVICES DOCUMENT EXECUTION ASSISTANT VICE PRESIDENTS

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

Rogers, Frederick C.
Rogers, Shaun Jermaine
Rougeau, Essie Malone
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, 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

UNOFFICIAL DOCUMENT