



201608160034

Skagit County Auditor

\$76.00

8/16/2016 Page

1 of

4 12:00PM

Recording requested by:  
ServiceLink

**Return Address:**

R&R HOMES LLC / UTOPIA INVESTMENTS LLC  
14222 6TH AVENUE SW  
BURIEN, WA 98166

<b>Document Title(s)</b> SPECIAL/LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b> WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T
<b>Grantee(s)</b> R&R HOMES LLC, UTOPIA INVESTMENTS LLC, AS TENANTS IN COMMON AND
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) SEDRO LESS W 10FT OF 9 ALL OF 10 BLK 17 SKAGIT COUNTY, WA
<b>Assessor's Property Tax Parcel/Account Number</b> TAX ID: P75481
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

20163564  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 16 2016

Amount Paid \$ 2,675.00  
Skagit Co. Treasurer  
By Deputy

**SPECIAL/LIMITED 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 Return To:

**R & R HOMES LLC and UTOPIA INVESTMENTS LLC**  
**739 JAMESON ST, SEDRO WOOLEY, WA 98284**

Commitment Number: 160112431

Seller's Loan Number: \_\_\_\_\_

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**P75481**

**ABBREVIATED LEGAL: SEDRO LESS W 10FT OF 9 ALL OF 10 BLK 17**

**SKAGIT COUNTY, WA**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T, whose mailing address is 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618, hereinafter grantor, for \$150,000.00 (One Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to R & R HOMES LLC and UTOPIA INVESTMENTS LLC, tenants in common, hereinafter grantees, whose tax mailing address is 739 JAMESON ST, SEDRO WOOLEY, WA 98284, the following real property:**

**LEGAL DESCRIPTION:**

**LOT 9, EXCEPT THE WEST 10 FEET THEREOF, AND ALL OF LOT 10, BLOCK 17. "PLAT OF TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: SEDRO LESS W 10FT OF 9 ALL OF 10 BLK 17**

**Assessor's Parcel Number: P75481**

**Property Address is: 739 JAMESON ST, SEDRO WOOLEY, WA 98284.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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 grantees forever.

Prior instrument reference: \_\_\_\_\_

Executed by the undersigned on August 2, 2016:

Susan Christy  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC  
TRUST, SERIES 2015-5T**

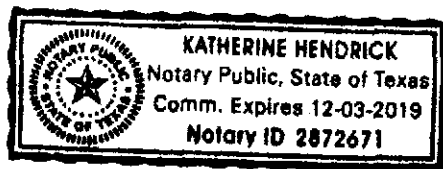
By: Susan Christy  
Assistant Vice President

Rushmore Loan Management Services LLC  
Its appointed Attorney In Fact

Its: \_\_\_\_\_

STATE OF Texas  
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on August 2, 2016 by Susan Christy its AVP on behalf of **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his her signature was his her free and voluntary act for the purposes set forth in this instrument.



Katherine Hendrick  
Notary Public