



201610240125

Skagit County Auditor \$76.00
10/24/2016 Page 1 of 4 2:30PM

Recording requested by:
ServiceLink

Return Address:
NW HOME RENOVATORS, LLC
157 S MONROE
20613 SMOKEY POINT BLVD
ARLINGTON, WA 98223

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) BANK OF AMERICA, NATIONAL ASSOCIATION
Grantee(s) NW HOME RENOVATORS, LLC
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 1, JEFFERSON PLACE SKAGIT COUNTY, WA
Assessor's Property Tax Parcel/Account Number TAX ID: P96077
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.

UNOFFICIAL DOCUMENT

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:

NW HOME RENOVATORS LLC
20613 SMOKEY POINT BLVD, ARLINGTON, WA 98223

Commitment Number: 160179868

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P96077

ABBREVIATED LEGAL: LOT 1, JEFFERSON PLACE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164840
OCT 24 2016

Amount Paid \$ 2888.60
Skagit Co. Treasurer
By *Mdm* Deputy

SKAGIT COUNTY, WA

BANK OF AMERICA, NATIONAL ASSOCIATION, whose mailing address is **2900 ESPERANZA XING AUSTIN, TX 78758**, hereinafter grantor, for \$162,000.00 (One Hundred Sixty Two Thousand Dollars and Zero Cents) in consideration paid, **GRANTS** and **CONVEYS** with covenants of limited warranty to **NW HOME RENOVATORS LLC**, hereinafter grantee, whose tax mailing address is **20613 SMOKEY POINT BLVD, ARLINGTON, WA 98223**, the following real property:

LEGAL DESCRIPTION:

LOT 1, "JEFFERSON PLACE," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 175, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 1, JEFFERSON PLACE

Assessor's Parcel Number: P96077

Property Address is: 1806 EAST BLACKBURN ROAD, MOUNT VERNON, WA 98274.

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.

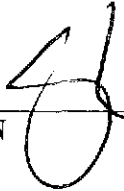
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantee forever.

Prior instrument reference: _____

OCT 12 2016

Executed by the undersigned on _____, 2016:



BANK OF AMERICA, NATIONAL ASSOCIATION

Sean Costarelli
AVP

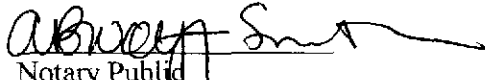
By: Sean Costarelli
AVP

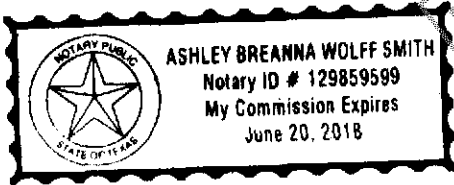
Its: _____

STATE OF TEXAS
COUNTY OF TRAVIS

OCT 12 2016

The foregoing instrument was acknowledged before me on _____, 2016 by Sean Costarelli its Assistant Vice President on behalf of **BANK OF AMERICA, NATIONAL ASSOCIATION** who 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.


Notary Public



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