



201612080080

Skagit County Auditor

\$75.00

12/8/2016 Page

1 of

3 1:44PM

When recorded return to:

William Row  
17749 Peterson Rd.  
Burlington WA 98223

**SPECIAL WARRANTY DEED  
(Not Statutory)**

**GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTOR(S)** FMJM RWL REO LLC,

113051

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration,  
in hand paid, bargains, sells, and conveys to <sup>/R.</sup> William Row, an unmarried man  
following described real estate, situated in the County of Skagit, State of Washington:  
Legal Description Exhibit A Attached hereto and made a part hereof

Subject to: This conveyance is subject to covenants, conditions, restrictions and  
easements, if any affecting title, which may appear in the public record, including those  
shown on any recorded plat of survey.

Grantor covenants that it seized and possessed of said land and has a right to convey it,  
and warrants the title against the lawful claims of all persons claiming by and through and  
under it, but not further otherwise.

Parcel Number: 350336-4-005-0100 PID 35436  
350336-4-005-0300 PID 127391

Dated 10/31/16

FMJM RWL REO LLC, by New Penn Financial LLC, D/B/A Shellpoint Mortgage  
Servicing as attorney in fact

By: [Signature]  
Name: Shawn Cambo  
Its: AW

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016.5546  
DEC 08 2016

Amount Paid \$ 2532.00  
Skagit Co. Treasurer  
By man Deputy  
LPB 16-09(r)  
Page 1 of 2

STATE OF SC

COUNTY OF Greenville

On this 31 day of October, A.D. 2016, before me, the undersigned,  
a Notary Public in and for the State of SC  
Duly commissioned and sworn personally appeared

Sharon Garrison

To me known to be the individual who executed the foregoing instrument as  
Attorney in Fact of New Penn Financial, LLC

Therein described and acknowledged to me that he/she/they signed and sealed  
the instrument as such Attorney in Fact for said Principal, freely and voluntarily,  
for the uses and purposes therein mentioned, and on oath stated that the Power  
of Attorney authorizing the execution of this instrument has not been revoked and  
that the said Sharon Garrison is now living.

WITNESS my hand and official seal hereto affixed the day and year in this  
certificate above written.

[Signature]

Printed Name: Kolby Vanderbeek  
Notary Public in and for the State of SC

Residing at Greenville County

My Commission Expires: 7/20/2026



Please place Notary Stamp/Seal Above This line  
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS

Exhibit "A"

Lot 1 of Short Plat No. 34-89 as approved September 6, 1989, and recorded September 13, 1989, in Volume

8 of Short Plats, page 155, under Auditor's File No. 8909130027, records of Skagit County, Washington;

being a portion of the Southeast  $\frac{1}{4}$  of Section 36, Township 35 North, Range 3 East, W.M.

TOGETHER WITH the following described property:

Beginning at the Southwest corner of Lot 1 of said Short Plat;

thence West along the South line of said Lot 2 for a distance of 15 feet;

thence North parallel to the West line of said Lot 1 for a distance of 160.00 feet to a point North  $89^{\circ}05'49''$

West of the Northwest corner of said Lot 1, said point being hereinafter referred to as Point X;

thence South  $89^{\circ}05'49''$  East 15 feet, more or less, to the Northwest corner of said Lot 1;

thence South along the West line of said Lot 1 to the point of beginning.

AND TOGETHER WITH the following described property:

Beginning at the Northwest corner of said Lot 1;

thence North  $89^{\circ}05'49''$  West for a distance of 15 feet to Point X;

thence North parallel to the West line of Lot 1 extended North for a distance of 26 feet;

thence South  $89^{\circ}05'49''$  East for a distance of 115 feet, more or less, to the East line of said Lot 2 to a point

26 feet North of the Northeast corner of said Lot 1;

thence South along the East line of said Lot 2 for a distance of 26 feet to the Northeast corner of said Lot 1;

thence West along the North line of said Lot 1 to the point of beginning.

Situate in the County of Skagit, State of Washington.