

UNOFFICIAL



201612120114

Skagit County Auditor \$75.00
12/12/2016 Page 1 of 3 3:24PM

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 Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5586
DEC 12 2016

Commitment Number: 160354809
Seller's Loan Number: 160354809

Amount Paid \$ 1108.60
Skagit Co. Treasurer
By H.B Deputy

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P64253

Vol 9, Pgs 48-51,

ABBREVIATED LEGAL: LOTS 175 & 176, CEDARGROVE ON THE SKAGIT,

Skagit WA

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, whose mailing address is **120 South 6th Street, Suite 2100, Minneapolis, MN 55402**, hereinafter grantor, for \$62,000.00 (Sixty Two Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of special warranty to **ATHENA OSBORN**, *a single woman* hereinafter grantee, whose tax mailing address is **45857 BAKER DR., CONCRETE, WA 98237**, the following real property:

DOCUMENT

LEGAL DESCRIPTION:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS: LOTS 175 AND 176, "CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. MANUFACTURER'S NAME: GLEN COLONEER MODEL: GUERDON YEAR MANUFACTURED: 1984 SERIAL NUMBER: GR2297XY HUD CERTIFICATION LABEL NUMBERS: WAS 629929 & WAS 629928 WHICH, BY INTENTION OF THE PARTIES SHALL CONSTITUTE A PART OF THE REALTY AND SHALL PASS WITH IT Assessor's Parcel Number: P64253

Property Address is: 45857 BAKER DR., CONCRETE, WA 98237.

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: _____

Executed by the undersigned on 11, 29, 2016:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST**

By: ALTA RESIDENTIAL SOLUTIONS, LLC, AS ATTORNEY-IN-FACT

Name: LAURA FERRIS

Title: AUTHORIZED PERSON

STATE OF Utah)
COUNTY OF Slat Lake)-ss

On this 29 day of November, 2016 before me personally appeared
Laura Ferris, Authorized Person on behalf of ALTA RESIDENTIAL
SOLUTIONS, LLC, who executed the within instrument as Attorney-in-fact for
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION
TRUST 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.

Given under my hand and official seal the day and year last above written.

Dated: 11/29/16

Kari M. Holding

Print Name:
Notary Public in the State of Utah
Residing at: Salt Lake
MY COMMISSION
EXPIRES: 4/14/19



UNRECORDED INSTRUMENT