

Recording requested by:

ServiceLink



201704140087

Skagit County Auditor

\$76.00

4/14/2017 Page

1 of

4 12:43PM

Return Address:

Brett C. Rubish and Carmen C. Rubish

3119 Arbor Street

Mount Vernon, WA. 98273

Document Title(s)

SPECIAL WARRANTY DEED

Reference Number(s) of Documents assigned or released:

Grantee(s)

Brett C. Rubish and Carmen Rubish , A Married Couple

Grantor(s)

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

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 1, SHELTER BAY# 1, Vol 9, pages 82-83, Skagit, WA

Assessor's Property Tax Parcel/Account Number

3398-000-001-0007

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.

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:

BRETT C. RUBISH and CARMEN C. RUBISH
3119 ARBOR STREET, MOUNT VERNON, WA 98273

Commitment Number: 160291531

ASSESSOR PARCEL IDENTIFICATION NUMBER:
3998-000-001-0007/P69080

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171529
APR 14 2017

Amount Paid \$ 3497.89
By Skagit Co. Treasurer
Deputy

ABBREVIATED LEGAL LOT 1, "SHELTER BAY DIV. 1

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, whose mailing address is **15480 LAGUNA CANYON ROAD, SUITE 100, IRVINE, CA 92618**, hereinafter grantor, for \$186,500.00 (One Hundred Eighty Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **BRETT C. RUBISH and CARMEN C. RUBISH, A MARRIED COUPLE**, hereinafter grantees, whose tax mailing address is **3119 ARBOR STREET, MOUNT VERNON, WA 98273**, the following real property:

LEGAL DESCRIPTION:

LOT 1, "SHELTER BAY DIV. 1," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: 3998-000-001-0007/P69080

Property Address is: 1 QUINAULT WAY, LA CONNER, WA 98257.

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: **201610070092**

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Executed by the undersigned on March 7, 2017:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST, by Rushmore Loan Management Services LLC, Appointed
As Attorney In Fact**

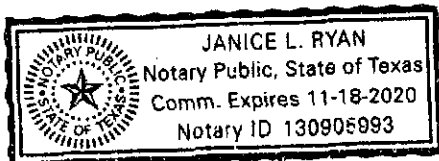
By: *Susan Christy*

Its: Susan Christy
Assistant Vice President

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me on March 7, 2017 by Susan Christy its AVP on behalf of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact 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.



Janice L. Ryan
Notary Public Janice L. Ryan