



201802080059

Skagit County Auditor

\$77.00

2/8/2018 Page

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4 1:22PM

**Recording requested by:**

**Return Address:**

ROBERT MANLY  
1540 HARKSELL ROAD  
FERNDALE, WA 98248

<b>Title(s)</b> <b>SPECIAL/ WARRANTY DEED</b> <i>EXHIBIT D</i>
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b> U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND
<b>Grantee(s)</b> <b>ROBERT MANLY, A MARRIED MAN</b>
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) W 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 SEC 12 T36N R3E WM <i>Skagit County WA</i>
<b>Assessor's Property Tax Parcel/Account Number</b> <b>360312-3-004-0209</b> <i>PLAT 14</i>
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:

**ROBERT MANLY**  
**1540 HARKSELL ROAD**  
**FERNDALE, WA 98248**

Commitment Number: 170326887  
Seller's Loan Number: 2900049835

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018489  
**FEB 08 2018**

Amount Paid \$ 4321.50  
Skagit Co. Treasurer  
By *mlm* Deputy

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

**360312-3-004-0209** 1047810

**ABBREVIATED LEGAL: W 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 SEC 12 T36N R3E**  
**WM**

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**U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND** whose mailing address is **1199 S BELTLINE ROAD, STE. 105 COPPELL, TX 75019**, hereinafter grantor, for \$242,500.00 (Two Hundred Forty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **ROBERT MANLY**, hereinafter grantee, whose tax mailing address is **1540 HARKSELL ROAD FERNDAL, WA 98248**, the following real property:

**LEGAL DESCRIPTION:**

**THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINES THEREOF. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.**

**Assessor's Parcel Number: P47816/360312-3-004-0209**

**Property Address is: 17231 BARRELL SPRINGS LANE, BELLINGHAM, WA 98229.**

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

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.

Executed by the undersigned on February 2, 2018:

**U.S. BANK NATIONAL ASSOCIATION** as successor by merger to U.S. Bank  
National Association NO

By:

*Florinda De Cenzo Snyder*

Florinda De Cenzo Snyder

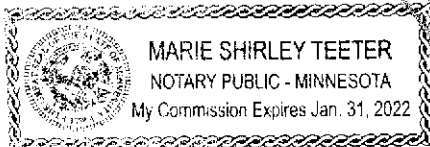
Its:

Officer

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on February, 2018 by  
Florinda De Cenzo Snyder its Officer on behalf of **U.S. BANK**  
**NATIONAL ASSOCIATION** who is personally known to me or has produced  
N/A 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.



*Marie Shirley Teeter*  
Notary Public