



201806040127

06/04/2018 01:37 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Recording requested by:

Return Address:

G3 Homes Inc
1949 8th Avenue W
Seattle, WA 98119

Title(s)
SPECIAL WARRANTY DEED <i>limited</i>
Reference Number(s) of Documents assigned or released:
Grantor(s)
U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND
Grantee(s)
G3 HOMES INC
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
<i>Lots 10, 11 AND N 1/2 of lot 12, Blk 20 Replat of the Junction Add to Sadr, Skagit County, WA</i>
Assessor's Property Tax Parcel/Account Number
P76745/4166-020-012-0006
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:

G3 HOMES INC
1949 8TH AVE W, Seattle, WA 98119

Commitment Number: 170256911
Seller's Loan Number: 8250313570-760

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P76745/4166-020-012-0006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182355
JUN 04 2018

Amount Paid \$ 9,191.20
Skagit Co. Treasurer
Deputy
By *[Signature]*

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND, whose mailing address is **200 S 6TH STREET, EP-MN-L22R, MINNEAPOLIS, MN 55402**, hereinafter grantor, for \$179,000.00 (One Hundred Seventy Nine Thousand Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **G3 HOMES INC**, hereinafter grantee, whose tax mailing address is **1949 8TH AVE W, Seattle, WA 98119**, the following real property:

LEGAL DESCRIPTION:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 10, 11 AND THE NORTH ½ OF LOT 12, BLOCK 20, REPLAT OF THE JUNCTION ADDITION TO SEDRO, RECORDED IN VOL 3 OF PLATS PAGE 48.

Assessor's Parcel Number: P76745 14166-020-02-000

Property Address is: 304 REED ST, Sedro Woolley, WA 98284

Being the same property transferred in the Trustee's Deed Upon Sale recorded on 06/22/2017 as Instrument No. 201706220063.

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 May 4, 2018:

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND

By: *[Signature]*
Florinda De Cenzo Snyder

Its: Officer

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on May 4, 2018 by Florinda De Cenzo Snyder its Officer on behalf of **U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND** 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.

[Signature]
Notary Public

