



201806150112

06/15/2018 04:05 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Recording requested by:
SERVICELINK

Return Address:
JOSE RAMON CRUZ AND MORENA GUADALUPE CRUZ
204 S 20TH ST #B,
MOUNT VERNON, WA 98274

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Grantor(s) WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR6
Grantee(s) JOSE RAMON CRUZ AND MORENA GUADALUPE CRUZ , HUSBAND AND WIFE
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT: 39, LITTLE MOUNTAIN ADDITION <i>Skagit WA</i>
Assessor's Property Tax Parcel/Account Number P100642/4566-000-039-0008
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:

JOSE RAMON CRUZ AND MORENA GUADALUPE CRUZ
204 S 20TH ST #B,
MOUNT VERNON, WA 98274

Commitment Number: 170301915

Seller's Loan Number: 0018020339

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P100642/4566-000-039-0008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2620
JUN 15 2018

Amount Paid \$ 4214.70
Skagit Co. Treasurer
By *nam* Deputy

ABBREVIATED LEGAL: LOT: 39, LITTLE MOUNTAIN ADDITION

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR6, whose mailing address is 3217 S. Decker Lake Drive, Salt Lake City, UT 84119, hereinafter grantor, for \$236,500.00 (Two Hundred Thirty Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of special warranty to JOSE RAMON CRUZ AND MORENA GUADALUPE CRUZ , HUSBAND AND WIFE hereinafter grantees, whose tax mailing address is 204 S 20TH ST #B, MOUNT VERNON, WA 98274, the following real property:

LEGAL DESCRIPTION:

**LOT 39, LITTLE MOUNTAIN ADDITION, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 15 OF PLATS, PAGES 1 THROUGH 5, RECORDED OF
SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON
Assessor's Parcel Number: P100642/4566-000-039-0008**

Property Address is: 1409 S 27TH ST., MOUNT VERNON, WA 98274.

**Being the same property transferred in the Trustee's Deed Upon Sale recorded on 7/27/2017
as Instrument No. 201707270043.**

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.

Executed by the undersigned on Mar 9, 2018:

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR6, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] MAR 09 2018
Name: Terry Boren
Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on March 9, 2018 by Terry Boren its Doc. Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR6 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.

[Signature]
Notary Public

