

Recording requested by:
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02/25/2019 01:18 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Return Address:
BRITTANY JOHNSON
807 ELLIOTT PLACE
MOUNT VERNON, WA 98273

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF DOVER MORTGAGE CAPITAL 2005-A CORPORATION, GRANTOR TRUST CERTIFICATES, SERIES 2005-A
Grantee(s) BRITTANY JOHNSON, AN UNMARRIED WOMAN
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 1 & PTN LOT 2 BLOCK 21 SYNDICATE ADD TO TOWN OF LA CONNER
Assessor's Property Tax Parcel/Account Number P74395/4128-021-004-0001
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:

BRITTANY JOHNSON

807 ELLIOTT PLACE MOUNT VERNON, WA 98273

File Number: 180516981

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P74395/ 4128-021-004-0001

Abbreviated Legal: Lot 1 & Ptn Lot 2 Block 21 Syndicate Add To Town Of La Conner

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF DOVER MORTGAGE CAPITAL 2005-A CORPORATION, GRANTOR TRUST CERTIFICATES, SERIES 2005-A, whose mailing address is **c/o Bank of America, N.A., 2575 W CHANDLER BLVD., CHANDLER, AZ 85224**, hereinafter grantor, for \$137,550.00 (One Hundred Thirty Seven Thousand Five Hundred Fifty Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **BRITTANY JOHNSON, AN UNMARRIED WOMAN**, hereinafter grantee, whose tax mailing address is **807 ELLIOTT PLACE, MOUNT VERNON, WA 98273**, the following real property:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 629
FEB 25 2019

Amount Paid \$ 2,453.³⁹
Skagit Co. Treasurer
By *man* Deputy

LEGAL DESCRIPTION:

Lot 1 And The Southwesterly 13 Feet Of Lot 2, Block 21, Map Of Syndicate Addition To The Town Of La Conner, According To The Plat Thereof Recorded In Volume 2 Of Plats, Page 109, Records Of Skagit County, Washington. Situated In Skagit County, Washington. Tax Id: P74395/ 4128-021-004-0001

Property Address is: 301 CALEDONIA ST, LA CONNER, WA 98257.

Prior instrument reference: 201812030162

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 21, 2019:

Tramelle M. Thomas 2-21-19

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF DOVER MORTGAGE CAPITAL 2005-A
CORPORATION, GRANTOR TRUST CERTIFICATES, SERIES 2005-A By Bank
of America, N.A. Successor by Merger BAC Home Loans Servicing, LP, as
Attorney-in Fact

By: TRAMELLE MARTISE THOMAS

Its: ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on FEBRUARY 21, 2019 by
TRAMELLE MARTISE THOMAS its ASSISTANT VICE PRESIDENT on behalf of Bank of
America, N.A. Successor by Merger BAC Home Loans Servicing, LP, as Attorney-in Fact
for DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF DOVER MORTGAGE CAPITAL 2005-A
CORPORATION, GRANTOR TRUST CERTIFICATES, SERIES 2005-A, who has
produced TEXAS DRIVER'S LICENSE 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.

Myra P Guerrero 2-21-19
Notary Public MYRA P GUERRERO

