



201912200113

12/20/2019 01:45 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING MAIL TO:
West Coast Builders, LLC
1613 South 10th Street
Mount Vernon, WA 98274

Filed for Record at Request of: PNWLE
PNW Number: 18117995

Parcel /Account No(s): P27047 / 340421-0-049-0004
Abbreviated Legal: Ptn. SE SW, 21-34-4E, W.M.
Property Address: 1118 South 27th Street, Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.
Special Warranty Deed 19-3848

THE GRANTOR, Bank of America, National Association,

for and in consideration of \$10.00 and other good and valuable consideration, in hand paid,
bargains, sells, and conveys to

**West Coast Builders, LLC,
GRANTEE,**

the following described real estate, commonly known as 1118 South 27th Street, Mount Vernon,
WA 98274:

Legal Description:

SEE ATTACHED EXHIBIT "A"

**SUBJECT TO: ANY AND ALL ITEMS DISCLOSED OF THE PUBLIC RECORD OR ON A
COMMITMENT OF TITLE, INCLUDING WITHOUT LIMITATION ANY AGREEMENTS,
CONDITIONS, COVENANTS, DECLARATIONS, EASEMENTS, NOTICES, RIGHTS,
RESERVATIONS, AND/OR RESTRICTIONS WHICH ARE INCORPORATED HEREIN AS IF
FULLY SET FORTH.**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 5505
DEC 20 2019

Amount Paid \$ 4366.00
Skagit Co. Treasurer
By: *HPB* Deputy

-page 2 of 2-

Parcel /Account No(s): P27047 / 340421-0-049-0004

Property Address: 1118 South 27th Street, Mount Vernon, WA 98274

Grantor: Bank of America, National Association

Shameka Slater

BY: Mortgage Assets Management, LLC as Attorney in Fact, by Celink, duly authorized

Dated: 12/17/19

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NC

COUNTY OF Guilford ss.

On 12-17-19, before me, Mary M. Hughlett, Notary Public, personally appeared Shameka Slater, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) on behalf of **Mortgage Assets Management, LLC as Attorney in Fact, by Celink, duly authorized for Bank of America, National Association, Grantor**, and that by his/her/their signature(s) in the instrument **Bank of America, National Association**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mary M. Hughlett
Signature of Notary Public
Notary Public in and for the State of NC
Residing at: Guilford
My appointment expires: 4-24-21



Exhibit "A"
Property Description

The North 150 feet of the East Half of the following described tract: That portion of the Southeast Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of the West 495 feet of said subdivision with the North line of the County road running along the South line of said Section 21;
Thence North along said East line of the West 495 feet of said subdivision 300 feet;
Thence East parallel with the North line which is parallel with and 600 feet West of the East line of said subdivision;
Thence South along said parallel line to the North line of the aforementioned County road;
Thence West along the North line of said County road to the point of beginning;

EXCEPT the West 30 feet thereof.

Situated in Skagit County, Washington.