

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1087457

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-230
Jan 19 2021
Amount Paid \$6645.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

LAND TITLE AND ESCROW
01-182413-O

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.

ASSESSOR PARCEL IDENTIFICATION NUMBER: 4779-000-013-0000 / P118258

ABBREVIATED LEGAL Lot 13, "Plat of Ankney Heights,"

U.S. Bank National Association, hereinafter grantor, whose tax-mailing address is **9380 Excelsior Blvd, Hopkins, MN 55343**, for \$415,000.00 (Four Hundred Fifteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **WEST COAST BUILDERS LLC**, hereinafter grantee, whose tax mailing address is **1613 S 10th St., Mount Vernon, WA 98274**, the following real property in Skagit County, Washington:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **202002260071** recorded on **02/26/2020**

306 LONGTIME LN, SEDRO WOOLLEY WA, 98284

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 January 13, 2021:



U.S. Bank National Association

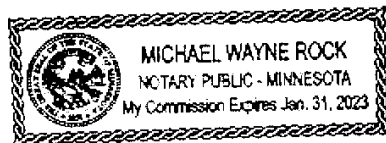
By: Jennifer K. Palmberg


Its: Vice President

STATE OF Minnesota

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me on January 13, 2021 by Jennifer K. Palmberg its Vice President on behalf of **U.S. Bank National Association** 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.





Notary Public

**EXHIBIT A
(LEGAL DESCRIPTION)**

Lot 13, "Plat of Ankney Heights," as per plat recorded on August 23, 2001 under Auditor's File No. 200108230090, records of Skagit County, Washington. TOGETHER WITH a 50% undivided interest in Lot A delineated on the face of said plat, also known as a private roadway. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PROPERTY ADDRESS 306 LONGTIME LN, SEDRO WOOLLEY, WA 98284