

202307270182

07/27/2023 09:21 AM Pages: 1 of 4 Fees: \$206.50

Skagit County Auditor, WA

RETURN DOCUMENT TO:
West Coast Builders LLC
1613 S 10th ST Null
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237416

Jul 27 2023

Amount Paid \$7029.00

Skagit County Treasurer
By Lena Thompson Deputy

DOCUMENT TITLE(S):
SPECIAL WARRANTY DEED
GRANTOR(S):
Deutsche Bank National Trust Company as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates
GRANTEE(S):
West Coast Builders, LLC
LEGAL DESCRIPTION:
THE WEST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NE1/4 SW1/4 SEC 29, TWP 34, RNG 4; EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE BLACKBURN RD RUNNING ALONG THE NORTH LINE THEREOF CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AF#648516 <i>Skagit County, WA</i>
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:
P28637 / 340429-3-002-0104

**Return to &
Mail tax statements to:**
West Coast Builders, LLC
1613 S 10TH ST Null
Mount Vernon, WA 98274
210353482
File #: WA-10720-YC
Abbreviated Legal: NE NW 29-34-4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF **Four Hundred Thirty-Nine Thousand AND 00/100 DOLLARS (\$439,000.00)**, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged that **Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates**, whose address is C/O PHH Mortgage Corporation, 1661 Worthington Rd, Suite 100 West Palm Beach, FL 33409, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto **West Coast Builders, LLC**, whose address is 1613 S 10TH ST Null, Mount Vernon, WA 98274, as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 1224 East Blackburn Road, Mount Vernon, WA 98274
Parcel Number: P28637 /340429-3-002-0104

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. GRANTOR does for Grantor and Grantor's successors, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever specially warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2023 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantees, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is in fee simple.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence

Deutsche Bank National Trust Company, as Trustee
for New Century Home Equity Loan Trust, Series
2005-B, Asset Backed Pass-Through Certificates

By Jacqueline S. Michaelson
its attorney-in-fact PHH Mortgage Corporation

Title: Contract Management Coordinator

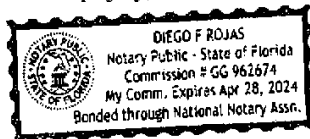
Printed Name: Jacqueline S. Michaelson

July 20, 2023

STATE OF FLORIDA

COUNTY OF PALM BEACH

Subscribed and sworn to before me by means of ☒ physical presence or ☐ online notarization, the undersigned notary public, on this 20th day of July, 2023 By Jacqueline S. Michaelson who is the Contract Management Coordinator of PHH Mortgage Corporation its attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates, who acknowledged the execution of the above as Grantor's voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.



Notary Public Diego F. Rojas
My commission expires: _____

Personally Known To Me

2/10/2023
DR

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance

Prepared By:
Leila L. Hale, Esq.
c/o National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685
Phone: 727-493-3841
Bar# 47247

EXHIBIT "A"

THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE BLACKBURN ROAD RUNNING ALONG THE NORTH LINE THEREOF, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 648516, IN VOLUME 337 OF DEEDS, PAGE 191, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL: P28637 / 340429-3-002-0104