



202311030060

11/03/2023 09:31 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

Return Address:
CONNOR SHIELDS
5126 PILCHUCK TREE FARM ROAD
SNOHOMISH WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8643

NOV 02 2023

Amount Paid \$ 5523.00

Skagit Co. Treasurer

By *LT* Deputy

Document Title(s)
SPECIAL/LIMITED WARRANTY DEED
Grantor(s)
LAKEVIEW LOAN SERVICING, LLC
Grantee(s)
CONNOR SHIELDS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
SE 1/4 NW 1/4 W OF RLY, SECTION 18, TOWNSHIP 36 NORTH, Range 5 E, W. M. and a PTH GV LT 2, Sec 18, TWN 36 N, Rg 5E W.M. LY E OF NP RLY R/W CO. Skagit County, WA
Assessor's Property Tax Parcel/Account Number
P50993 - 36051820030014 and P50957 - 36051800020001
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: LaShay Jones, Esq., WA Bar Number 52916; 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:
CONNOR SHIELDS
5126 PILCHUCK TREE FARM ROAD
SNOHOMISH WA 98290

Commitment Number: 200051894
Seller's Loan Number: 24117400

APN

P50993 - 36051820030014 and

P50997 - 36051800030001

LAKEVIEW LOAN SERVICING, LLC, whose mailing address is 4425 PONCE DE LEON BLVD., MS5-251, CORAL GABLES, FL 33146, hereinafter grantor, for \$310,000.00 (Three Hundred Ten Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **CONNOR SHIELDS, a married man, as his sole and separate property**, hereinafter grantee, whose tax mailing address is 5126 PILCHUCK TREE FARM ROAD, SNOHOMISH WA 98290, the following real property:

THAT PORTION OF GOVERNMENT LOT 2 LYING EAST OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 92 OF DEEDS, PAGE 40, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 96515; AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING WEST OF THE WEST LINE OF

SEATTLE AND INTERNATIONAL RAILWAY COMPANY RIGHT OF WAY AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 35 OF DEED, PAGE 589, ALL IN SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Property Address is: 2410 CRUSE ROAD, Sedro Woolley, WA 98284

Prior instrument reference: 201906040054

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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on OCTOBER 4, 2023:

Lakeview Loan Servicing, LLC Jacqueline VanDerMiller

Name: Jacqueline VanDerMiller

By: LoanCare, LLC as attorney in fact under a limited power of attorney

Title: Assistant Secretary

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH City

On OCT 04 2023, 2023, before me Angeli Hugo Patricio, a
notary public, personally appeared Jacqueline VanDerMiller its
ASSISTANT SECRETARY of LoanCare, LLC as Attorney in Fact
under a Limited Power of Attorney for Lakeview Loan Servicing, LLC known to me, or
proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing
deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

Notary Public

Angeli Hugo Patricio

Angeli Hugo Patricio
Notary Public
Commonwealth of Virginia
Registration No. 7945843
My Commission Expires Feb. 28, 2025