

**Return to &
Mail tax statements to:**
Aaron Ross and Jourdan Tewalt
1001 Warner Street,
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240942
Jun 12 2024
Amount Paid \$6243.40
Skagit County Treasurer
By Lena Thompson Deputy

File #: WA-10775-LD
Abbreviated Legal: Lot 1, Block 41, First Addition to the Town of Sedro in Skagit County
209960-LT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF three hundred eighty nine thousand nine hundred AND 00/100 DOLLARS (\$389,900.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged that U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, whose address is 4849 Greenville Ave Ste 500, Dallas, TX 75206, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto Aaron Ross, a single man and Jourdan Tewalt, a single woman as joint tenants, whose address is 1001 Warner Street, Sedro Woolley, WA 98284, 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: 1001 Warner Street, Sedro-Woolley, WA 98284
Parcel Number: 4150-041-001-0003/P75786

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 2024 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 executed this deed this 15th day of May, 2024.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

By: Hudson Homes Management, LLC, as attorney in fact

By: Hope Rosales

Title: Authorized Signatory

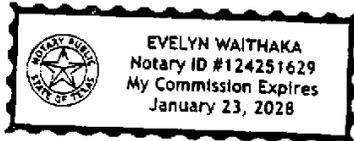
Printed Name: Hope Rosales

STATE OF Texas }

COUNTY OF DALLAS }

Subscribed and sworn to before me, the undersigned notary public, on this 15th day of May, 2024, personally appeared Hope Rosales who is the/a Authorized Signatory of Hudson Homes Management, LLC, as attorney in fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, 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



[Signature]

Evelyn Waithaka
[Print name]

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 Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 1, Block 41, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.