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11/08/2024 02:32 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242884

Nov 08 2024

Amount Paid \$5205.00
Skagit County Treasurer
By Lena Thompson Deputy

Commitment Number: 240404487
Seller's Loan Number: 712711340

AFTER RECORDING RETURN TO:
JAMES M COX and ERICA R HOWARD-COX
318 Longtime Lane
Sedro Woolley, WA 98284

This instrument prepared by:
LaShay Jones, Esq.
WA Bar Number 52916
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: P76111

SPECIAL WARRANTY DEED

THE GRANTOR(S) U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V, whose mailing address is 8950 Cypress Waters Blvd Coppell, TX 75019, for and in consideration of Three Hundred Twenty Five Thousand Dollars and Zero Cents (\$325,000.00) in hand paid, grants, bargains, sells, and conveys to JAMES M COX and ERICA R HOWARD-COX, MARRIED COUPLE, As community property with rights of survivorship, whose tax mailing address is 318 Longtime Lane, Sedro Woolley, WA 98284, hereinafter referred to as Grantee, the following described real estate situated in Skagit County, Washington:

Lot 30 and the West 1/2 of Lot 29, Block 73, "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 County of Skagit, State of Washington.

Property Commonly Known As: 902 FIDALGO STREET, SEDRO WOOLLEY, WA 98284

Prior Instrument Reference: 202310200057, Recorded: 10/20/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 8th day of November 2024

U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS, TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V BY NATIONSTAR MORTGAGE, LLC, AS ATTORNEY-IN-FACT Legal Title

By: Donna Sasueda
Name: Donna Sasueda
Title: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

I certify that I know or have satisfactory evidence that Donna Sasueda (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, under oath stating that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Assistant Secretary of NATIONSTAR MORTGAGE, LLC, as Attorney-In-Fact for U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/06/2024 x Legal Title

Katherine J Richardson
Notary Public in and for the State of Texas
Print Name: Katherine J Richardson
Residing at: 2780 Lake Vista Dr, Lewisville, TX, 75067
My appointment expires: 8/29/2027

