

Recording requested by:
SERVICELINK

Skagit County Auditor
8/11/2016 Page



1 of

4 2:29PM

\$76.00

Return Address:
**KRISTIN S. WENTZ and
BERNITA WENTZ
44652 CONCRETE SAUK VALLEY
CONCRETE, WA 98237**

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT
Grantee(s) KRISTIN S. WENTZ and BERNITA WENTZ, HUSBAND AND WIFE
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) <i>SEC 9, T4N 35 N, R8E</i> LOT 1, SKAGIT COUNTY SP# 15-82, WASHINGTON <i>Skagit Cnty</i>
Assessor's Property Tax Parcel/Account Number P 43614
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:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:

KRISTIN S. WENTZ and BERNITA . WENTZ
44652 CONCRETE SAUK VALLEY, CONCRETE, WA 98237

Commitment Number: 160055002

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P43614

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163500
AUG 11 2016

Amount Paid \$ 4587.⁶¹
Skagit Co. Treasurer
By *mm* Deputy

ABBREVIATED LEGAL LOTS 1 OF SKAGIT COUNTY SHORT PLAT NO. 15-82

WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, whose mailing address is **15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618,** hereinafter grantor, for \$257,450.00 (Two Hundred Fifty Seven Thousand Four Hundred Fifty Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **KRISTIN S. WENTZ and BERNITA . WENTZ,*** hereinafter grantees, whose tax mailing address is **44652 CONCRETE SAUK VALLEY, CONCRETE, WA 98237,** the following real property:

* husband and wife

LEGAL DESCRIPTION:

LOTS 1 OF SKAGIT COUNTY SHORT PLAT NO. 15-82, AS APPROVED JUNE 10, 1982, AND RECORDED JUNE 21, 1982, IN VOLUME 5 OF SHORT PLATS PAGE 197, UNDER AUDITOR'S FILE NO. 8206210007, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDAN. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel Number: P43614

Property Address is: 44652 CONCRETE SAUK VALLEY, CONCRETE, WA 98237.

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 grantees forever.

Prior instrument reference: _____

Executed by the undersigned on July 14, 2016:

**WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR
BCAT 2014-4TT**

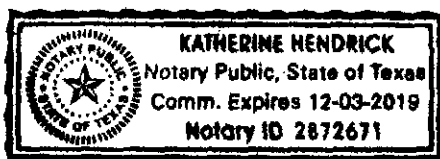
By: [Signature]

**Rushmore Loan Management Services LLC
Its appointed Attorney In Fact**

Its: Susan Christy
Assistant Vice President

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on July 14, 2016 by Susan Christy its AVP of Rushmore on behalf of **WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT** 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.



[Signature]
Notary Public