202011250107
11/25/2020 02:55 PM Pages: 1 of 3 Fees: $105.50
Skagit County Auditor, WA

POOR ORIGINAL

Return to & Mail tax statements to:
Christopher Walden
20132 33rd Ave NE
Arlington, WA 98223

File #: WA-10121-YC
Abbreviated Legal: LOT 17, TINAS COMA
Skagit County, Wa

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5074
Nov 25 2020
Amount Paid $10038.65
Skagit County Treasurer
By Bridget Ibarra Deputy

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged that **U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust, Mortgage Pass-Through Certificates, Series 2007-AR2**, whose address is 8950 Cypress Waters Boulevard, Coppell, TX 75019, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto **Christopher Walden, a Single Man**, whose address is 20132 33rd Ave NE, Arlington, WA 98223, 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: 857 Tinas Coma, Burlington, WA 98233
Parcel Number: P117052

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.

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 2020 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.

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this 17th day of NOV., 2020.

U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust, Mortgage Pass-Through Certificates, Series 2007-AR2

By: _____
Nationstar Mortgage, LLC As Attorney In Fact

Title: MPatterson

Name: Asst Secretary

STATE OF California }

COUNTY OF Orange }

Subscribed and sworn to before me, the undersigned notary public, on this 17th day of November, 2020, By M. Patterson who is the/a Asst Secretary of **Nationstar Mortgage, LLC As Attorney In Fact for U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust, Mortgage Pass-Through Certificates, Series 2007-AR2,** 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.

M. FRAKES
Notary Public – California
Orange County
Commission # 2173747
My Comm. Expires Dec 23, 2020

NOTARY PUBLIC

_____
[Signature]

M Frakes
[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

UNOFFICIAL DOCUMENT

LEGAL DESCRIPTION
EXHIBIT "A"

LOT 17, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TAX ID: P117052