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07/31/2026 11:09 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262454
Date 07/31/2026

Commitment Number: 260036330
Seller's Loan Number: 1304778

RECORDING REQUESTED BY:
ServiceLink

AFTER RECORDING RETURN TO:
NW CASH HOME BUYER SOLUTIONS LLC
PO Box 2105
MOUNT VERNON, WA 98273

Chicago Title
620062902

This instrument prepared by:
Ariane Ice, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: P54001

SPECIAL WARRANTY DEED

This deed is exempt from taxation by virtue of WAC sec. 458-61A-205(2)

THE GRANTOR(S) **FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA,** whose mailing address is 6555 Excellence Way, Plano, TX 75023, for and in consideration of Two Hundred Fifty Six Thousand Five Hundred Dollars and Zero Cents ($256,500.00) in hand paid, grants, bargains, sells, and conveys to **NW CASH HOME BUYER SOLUTIONS LLC,** whose tax mailing address is PO Box 2105, MOUNT VERNON, WA 98273, hereinafter referred to as Grantee, the following described real estate situated in Skagit County, Washington:

THE SOUTH 1/2 OF LOT 2, AND ALL OF LOT 3, BLOCK 3, "PAPE'S ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Property Commonly Known As: 618 N 4TH ST, MOUNT VERNON, WA 98273

Prior Instrument Reference: 202601260079, Recorded: 01/26/2026

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

UNOFFICIAL DOCUMENT

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 7 day of July, 20 26.

FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, By ServiceLink, LLC, as Attorney-in-Fact

By: Lauren Heerfy

Name: Lauren Helen Pyzoha

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

I certify that I know or have satisfactory evidence that Lauren Helen Pyzoha (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 VICE PRESIDENT of **ServiceLink, LLC, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 7, 2026

Alyssa Marie Bresnay

Notary Public in and for the State of Pennsylvania
Print Name: Alyssa Marie Bresnay
~~Residing~~ at: 1355 Cherington Pkwy, Moon Twp, PA 15108
My appointment expires: My Commission Expires May 24, 2028

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries