

202608030030

08/03/2026 10:28 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

RETURN DOCUMENT TO:
Roger Wills
691 Indian Beach Rd
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262468
Aug 03 2026
Amount Paid \$5925.00
Skagit County Treasurer
By Lena Thompson Deputy

DOCUMENT TITLE(S): Special Warranty Deed
GRANTOR: Rocket Mortgage LLC s/b/m Nationstar Mortgage LLC Additional Grantor(s) can be found on page ____ of Document
GRANTEE: Roger Wills, a Single Man Additional Grantor(s) can be found on page ____ of Document
ABBREVIATED LEGAL: Tract 7, Lind's Mclean Tracts, Skagit County, WA
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: P67245; 3946-000-007-004 Additional Grantor(s) can be found on page ____ of Document

Recording Requested by
SERVICELINK

Return to &
Mail tax statements to:
Roger Wills
691 Indian Beach Rd.
Camano Island, WA 98282

File #: WA-11012-YC

Abbreviated Legal: TRACT 7, LIND'S MCLEAN TRACTS, *Skagit County, WA*

260237584

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF three hundred seventy thousand AND 00/100 DOLLARS (\$370,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged that **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto **Roger Wills, a Single Man**, whose address is 691 Indian Beach Rd., Camano Island, WA 98282 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: 15445 Sunset Ln., Mount Vernon, WA 98273
Parcel Number: P67245; 3946-000-007-0004

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 2026 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantees, or paid by Grantor.

Page 1 of 3

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 28 day of July, 2026.

Rocket Mortgage, LLC s/b/m Nationstar Mortgage
LLC

By: [Signature]

Authorized Signor

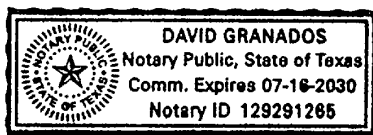
Title: Assistant Secretary

Printed Name: Victor Munoz

STATE OF Texas }

COUNTY OF Dallas }

Subscribed and sworn to before me, the undersigned notary public, on this 28 day of July, 2026, personally appeared Victor Munoz who is the/a Assistant Secretary of Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 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]
[Signature]

David Granados
[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. Bar# 47247
c/o National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685

**LEGAL DESCRIPTION
EXHIBIT "A"**

TRACT 7, "LIND'S MCLEAN TRACTS," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 36,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ABBREVIATED LEGAL DESCRIPTION: TRACT 7, LIND'S MCLEAN TRACTS

PARCEL ID: P67245