



201209180056
Skagit County Auditor

9/18/2012 Page 1 of 3 1:46PM

AFTER RECORDING MAIL TO:

Name Bryant R. Moore & Lori A. Moore

Address

City, State, Zip

Escrow Number: R12-00297-PS

GUARDIAN NORTHWEST TITLE CO.

Special Warranty Deed

103648-1

THE GRANTOR(S) The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA10, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Bryant R. Moore and Lori A. Moore, *husband and wife*

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, "DUKES HILL ESTATES DIVISION NO. 2", as per plat recorded in Volume 11 of Plats, pages 1 and 2, records of Skagit County, Washington.

(Commonly known as 918 Marie Place, Sedro Woolley, WA 98284)

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 4221-000-010-0003 (P78675)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated July 26 2012.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA10, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement

By *Atianbal*
Nationstar Mortgage, LLC, as Attorney in Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122938
SEP 18 2012

Amount Paid \$ 3298.00
Skagit Co. Treasurer
By *AMM* Deputy

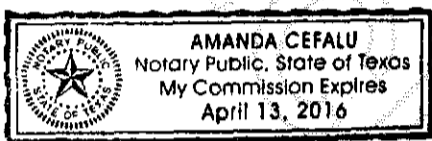
STATE OF Texas)
County of Denton

ACKNOWLEDGMENT - Attorney in Fact - Corporate

SS.

On this 26 day of July 2012, before me, the undersigned, a Notary Public in and for the State of Texas duly commissioned and sworn, personally appeared Atisha Giambalvo to me known to be the Asst. Secretary of Nationstar Mortgage, LLC, Attorney in Fact for The Bank of New York Mellon f/k/a/ The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA10, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, and acknowledged that he/she signed the same in his/her capacity as Asst. Secretary of Nationstar Mortgage, LLC, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.



Amanda Cefalu
Notary Public in and for the State of Texas
Residing at _____
My appointment expires 4/13/2016

(Commonly known as 918 Marie Place, Sedro Wooley, WA 98284)



201209180056
Skagit County Auditor

Exhibit "A"

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Dukes Hill Estates Division No. 2
Recorded: August 21, 1974
Auditor's No: 805202

Said matters include but are not limited to the following:

Right of the public to make necessary slopes for cuts or fills upon the property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

An easement reserved for and granted to Puget Sound Power & Light Company, Washington Telephone Company, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated.

Easement for drainage and utility purposes affecting the North 10 feet of Lots 1, 4, 5, 6, 8 and 9

Easement for drainage and utility purposes affecting the North 5 feet of Lot 13 and South 5 feet of Lot 11.



201209180056
Skagit County Auditor