



201305140062

Recording requested by:  
ServiceLink

Skagit County Auditor \$75.00  
5/14/2013 Page 1 of 4 12:37PM

**Return Address:**  
**JOHN ROLAND WILKINSON AND DIANE ELIZABETH WILKINSON**  
**TRUSTEES OF THE WILKINSON MANAGEMENT TRUST, DATED 09/28/1992**  
**6333 WESTCHESTER AVE.**  
**HOUSTON, TX 77005**

<b>Document Title(s)</b>
Special/ Limited Warranty Deed
<b>Reference Number(s) of Documents assigned or released:</b>
<b>Grantor(s)</b>
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I
<b>Grantee(s)</b>
JOHN ROLAND WILKINSON AND DIANE ELIZABETH WILKINSON TRUSTEES OF THE WILKINSON MANAGEMENT TRUST, DATED 09/28/1992
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) Lots 18, 19 and 20, Block 284, Map of the City of Anacortes <i>Skagit County, WA</i>
<b>Assessor's Property Tax Parcel/Account Number</b> P56462
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, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

**JOHN ROLAND WILKINSON AND DIANE ELIZABETH WILKINSON, TRUSTEES OF THE WILKINSON MANAGEMENT TRUST, DATED 09/28/1992  
6333 WESTCHESTER AVE. HOUSTON, TX 77005**

Commitment Number: 2994717

Seller's Loan Number: 32512

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

**P56462**

**ABBREVIATED LEGAL Lots 18, 19 and 20, Block 284, Map of the City of Anacortes**

Skagit County, WA

**U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I**, whose mailing address is **314 S. Franklin St., Titusville, PA 16345**, hereinafter grantor, for \$635,000.00 (Six Hundred and Thirty-Five Thousand Dollars and no Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of limited warranty to **JOHN ROLAND WILKINSON AND DIANE ELIZABETH WILKINSON, TRUSTEES OF THE WILKINSON MANAGEMENT TRUST, DATED 09/28/1992**, hereinafter grantee, whose tax mailing address is **6333 WESTCHESTER AVE. HOUSTON, TX 77005**, the following real property:



**LEGAL DESCRIPTION:**

All that certain parcel of land situate in the County of Skagit, State of Washington, being more particularly described as follows: Lots 18, 19 and 20, Block 284, Map of the City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, Pages 4 through 7, Records of Skagit County, Washington. Together with the South half of vacated alley abutting thereon, which has reverted to said premises by operation of law, situated in Skagit County, Washington. Abbreviated Legal: Lots 18, 19 and 20, Block 284, recorded in Volume 2, pages 4-7.

Assessor's Parcel Number: P56462

Property Address is: 404 2nd STREET, ANARCORTES, WA 98221.

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 prior to the date the seller acquired title.

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 grantee forever.

Prior instrument reference: 201205140138

2013 1756  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 14 2013

Amount Paid \$ 11,308.<sup>00</sup>  
Skagit Co. Treasurer  
By *MF* Deputy



201305140062

Executed by the undersigned on May 2, 2013:

*[Handwritten signature]*

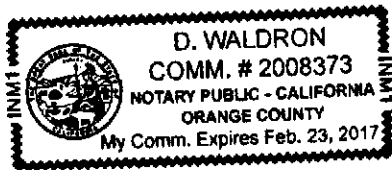
**U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY,  
BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I, BY  
SERVICES ONE, INC., DBA BSI FINANCIAL SERVICES, INC., AS  
ATTORNEY-IN-FACT**

By: Mike Whitfield

Its: Vice President

STATE OF California  
COUNTY OF Orange

The foregoing instrument was acknowledged before me on 5/2, 2013 by Mike Whitfield its Vice President on behalf of U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I who is personally known to me or has produced CADIZ 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.



*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public

