



201502270124

Skagit County Auditor \$75.00
2/27/2015 Page 1 of 4 3:45PM

Prepared By:
Leila Hale Hansen, Esq.
2451 W. Horizon Ridge Pkwy, Ste 120
Henderson, NV 89052
702-736-5800
Bar# 74247

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015630
FEB 27 2015

Return to and mail tax statements to:
Juan Davilla Alvarez
828 Hoag Road
Mount Vernon, WA 98273
Lot 2, SPMV-1-98-200 NE 1/4 of NW 1/4
File #: VWA-1238229
11-58-4 E W-11

Amount Paid \$ 3207.22
Skagit Co. Treasurer
By *HB* Deputy

Land Title and Escrow

151 DLA-S

P104588

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$179,900.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged that GMAT LEGAL TITLE TRUST 2014-1, US BANK, NATIONAL ASSOCIATION, as Legal Title Trustee, whose address is 2800 28th Street, #102, Santa Monica, CA 90405, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto JUAN DAVILLA ALVAREZ, an unmarried man whose address is 828 Hoag Road, Mount Vernon, WA 98273, as "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

*Davila

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 828 Hoag Road, Mount Vernon, WA 98273

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 Grantees, and unto Grantees' 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 GRANTEES 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 _____ shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, 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.

IN WITNESS WHEREOF, Grantor has executed this deed this 25 day of February, 2015.

RMS ASSET MANAGEMENT LLC for
GMAT LEGAL TITLE TRUST 2014-1, US BANK,
NATIONAL ASSOCIATION, as Legal Title Trustee

By: [Signature]
JAMES R. GUERIN, MANAGING DIRECTOR

STATE OF California }
COUNTY OF Orange }

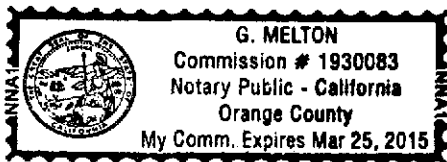
Subscribed and sworn to before me, the undersigned notary public, on this 25 day of February, 2015, By JAMES R. GUERIN, MANAGING DIRECTOR OF RMS ASSET MANAGEMENT LLC for GMAT LEGAL TITLE TRUST 2014-1, US BANK, NATIONAL ASSOCIATION, as Legal Title Trustee, who acknowledged the execution of the above as 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]

G. MELTON

[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



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 2/25/2015 before me, G. MELTON

A Notary Public personally appeared JAMES R. Guerin

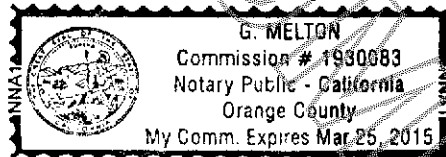
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]



(Seal)



EXHIBIT "A"

LOT 2 OF SHORT PLAT NO. MV-1-98, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED MARCH 9, 1999 AND RECORDED IN VOLUME 14 OF SHORT PLAT, PAGES 6 AND 7 UNDER AUDITOR'S FILE NO. 9903110041.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



201502270124

Skagit County Auditor

\$75.00

2/27/2015 Page

4 of

4 3:45PM