



Skagit County Auditor \$75.00
5/17/2016 Page 1 of 3 1:41PM

When recorded return to:

Ryan Schols and Danielle Schols
2704 River Vista Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161933
MAY 17 2016

Amount Paid \$5,892.35
By *[Signature]* Skagit Co. Treasurer
[Signature] Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only
GUARDIAN NORTHWEST TITLE CO.
109544

SPECIAL WARRANTY DEED
(Not Statutory)

File No: 4260-2463768 (LN)

Date: April 08, 2016

Grantor(s): Deutsche Bank National Trust Company Americas, as Trustee for Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QH3

Grantee(s): Ryan Schols and Danielle Schols

Abbreviated Legal: Ptn. Lot 16, North Hill PUD

Additional Legal on page: 1

Assessor's Tax Parcel No(s): 48550000160000

THE GRANTOR(S), Deutsche Bank National Trust Company Americas, as Trustee for Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QH3, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to Ryan Schols and Danielle Schols, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 16, "PLAT OF NORTH HILL PUD" recorded May 5, 2005 under Skagit County Auditor's File No. 200505050094. EXCEPT that portion described as follows: Beginning at the Southeast corner of Lot 15 of said plat, common to Lot 16; thence North 34°50'37" West, along common lot line for Lots 15 and 16, a distance of 138.86 feet to the Northwest corner of Lot 16, said point also being point on right-of-way and a point of curvature from which the radius point bears South 53°45'55" East; thence along a curve to the right having a radius of 60.00 feet through a central angle of 1°36'29" an arc distance of 1.68 feet; thence South 35°23'10" East, a distance of 141.03 feet to the intersection of the South line of Lot 16 from which the true point of beginning bears South 84°16'11" West, a distance of 3.36 feet; thence South 84°16'11" West, a distance of 3.36 feet to the true point of beginning.

APN: **48550000160000**

Special Warranty Deed
- continued

File No.: **4260-2463768 (LN)**

Date: **04/06/2016**

8

Tax Parcel Number(s): **48550000160000**

Dated: **April 06, 2016**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Deutsche Bank National Trust Company
Americas, as Trustee for Mortgage Asset-
Backed Pass-Through Certificates, Series 2007-
QH3

By: Nationstar Mortgage, LLC, as Attorney in
Fact

By: _____

Name: .

Title: Authorized Signor

Gabriel Montoya

APN: 48550000160000

Special Warranty Deed
- continued

File No.: 4260-2463768 (LN)
Date: 04/06/2016

STATE OF TX

COUNTY OF Denton

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On this 8 day of April, 2014 before me personally appeared

Gabriel Montoya

of Deutsche Bank National Trust Company Americas, as Trustee for Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QH3, who executed the within instrument as Attorney in Fact for Nationstar Mortgage LLC for the 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 last above written.

Dated: 4.8.14

Patricia McCutchen

Print Name:

Notary Public in the State of Texas

Residing at: Denton

My appointment expires 11/5-16

