



201607260062

Skagit County Auditor \$75.00  
7/26/2016 Page 1 of 3 3:48PM

**After Recording Return To:**  
Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl  
Pittsburgh, Pennsylvania 15220

**Prepared By:**  
RUTH RUHL, P.C. and  
Co-Counsel, Routh Crabtree Olsen, PS

Loan No.: 1032315  
Investor No.: 1642002248

### SPECIAL WARRANTY DEED

**THE GRANTOR** Nationstar Mortgage LLC d/b/a Champion Mortgage Company

for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and specially warrants to Federal National Mortgage Association, successors and assigns, at 3900 Wisconsin Ave, NW, Washington, DC 20016

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbrev. Legal: Lot 74, Mount Baker View Add

**Land Title and Escrow**

155325-0

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3169  
JUL 26 2016

TAX PARCEL I.D. NO.: 3745-000-074-0005

Amount Paid \$ 0  
Skagit Co. Treasurer  
By: HB Deputy

Loan No.: 1032315  
Investor No.: 1642002248

**TO HAVE AND TO HOLD** said property, together with all and singular rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit of Grantee in fee simple absolute forever. Grantor shall warrant and defend the right, title and interest to said property unto Grantee against the claims of all persons whomsoever, by, through, or under Grantee, except for those matters set forth as follows:

Nationstar Mortgage LLC d/b/a Champion  
Mortgage Company -Grantor

Date: May 5, 2016

By: [Signature]  
Printed Name: Brittney Lemmas  
Assistant Secretary  
Its: Assistant Secretary

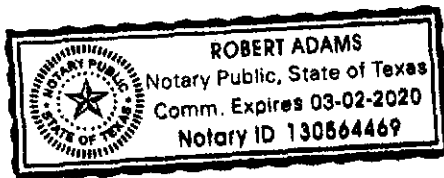
**GRANTOR ACKNOWLEDGMENT**

State of Tx §  
County of Dallas § ss.:  
§

On this 5 day of May, 2016, before me personally appeared Brittney Lemmas to me known to be the (president, vice-president, secretary, treasurer, or other authorized officer or agent, as the case may be) of said entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed is the seal of said entity.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)



[Signature]  
(Signature)  
Robert Adams  
(Printed Name)  
Notary of Texas  
(Title of Office)  
Texas  
(Place of Residence of Notary Public)

**Schedule "A-1"**

**155325-O**

**DESCRIPTION:**

Lot 74, "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT