



201608150077

Skagit County Auditor

\$81.00

8/15/2016 Page

1 of

9 12:28PM

**SPECIAL WARRANTY DEED**

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.

After Recording, Send To:

Title365 / Post-Closing  
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

Commitment Number: ds7154-16000119

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

P71770

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3542  
AUG 15 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By *RLM* Deputy

**ABBREVIATED LEGAL:**

Lots 1 and 2, Block 69 of "AMENDED PLAT OF BURLINGTON", as per plat recorded in Volume 3 of Plats, page 17 records of Skagit County, Washington. Situated in Skagit County, Washington.

**Exempt: WAC 458-61A-216(1).**

Bank of America, N.A., hereinafter grantor, of 7105 Corporate Drive, Plano, TX 75024, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to Secretary of Housing & Urban Development, its Successors and Assigns, hereinafter grantee, whose tax mailing address is Secretary of Housing & Urban Development, its Successors and Assigns, C/O Information Systems Networks Corp., Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, the following real property:

**LEGAL DESCRIPTION:**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows: Lots 1 and 2, Block 69 of "AMENDED PLAT OF BURLINGTON", as per plat recorded in Volume 3 of Plats, page 17 records of Skagit County, Washington. Situated in Skagit County, Washington.  
Assessor's Parcel Number: P71770

**Property Address is: 720 Greenleaf Ave., Burlington, WA 98233.**

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.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Executed by the undersigned on July 19<sup>th</sup>, 2016 :

Bank of America, N.A.

By: [Signature] 7/19/16

Printed Name: Sanctrick Darnell Mann

Its: Assistant Vice President

STATE of Texas

COUNTY of Dallas

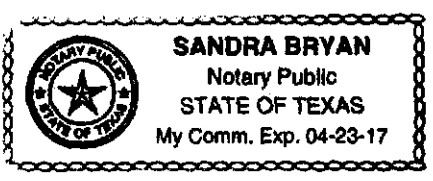
Before me, (insert name of notary) SANDRA BRYAN, the undersigned officer, on this, the 19<sup>th</sup> day of July, 2016, personally appeared Sanctrick Darnell Mann, (insert name of signer) known to me or, through production of Driver's License as identification, who identified herself to be the Assistant Vice President of **Bank of America, N.A.**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal) [Signature]  
SANDRA BRYAN 7-19-2016  
(Type or print name below signature)

Notary Public, State of TEXAS

Commission No.: 12940001-2

My Commission Expires: 4-23-2017



**"EXHIBIT"**  
**AFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania  
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 6<sup>th</sup> day of June, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 6/16/16

Christine Costamagna  
*Affiant's Signature*  
Christine Costamagna  
*Affiant's Name*  
SVP and Assistant Secretary  
*Affiant's Title*

SWORN TO and subscribed before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as an \_\_\_\_\_ of Bank of America, N.A. He/she ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

see attached form  
\_\_\_\_\_  
Notary Public

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 San Francisco

Subscribed and sworn to (or affirmed) before me on this 6th day of June, 2016,  
by Christine Costamagna, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature: Susan Ann Scaletti

UNOFFICIAL DOCUMENT

**Exhibit A**

[CERTIFICATE OF ASSISTANT SECRETARY]

*[attached hereto]*

UNOFFICIAL DOCUMENT

**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION  
a national banking association**

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

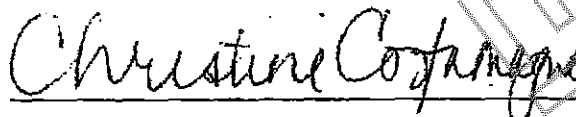
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 6<sup>th</sup> day of June, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

  
By: Christine Costamagna  
Christine Costamagna  
Assistant Secretary

## EXHIBIT A

### FORECLOSURE SERVICES DOCUMENT EXECUTION ASSISTANT VICE PRESIDENTS

Agnew, Melanie Anne  
Ali, Shamim  
Allred, Ann Louise  
Anderson, Mandi Leanne Jane  
Ayala, Wilfredo  
Banda, Jamie Gonzales  
Banks, Caressa Jenice  
Barry, Darlene Jeannette  
Begum, Suhala  
Bell, Carolyn Wanjiku  
Bolds, Rickey Trent  
Bowes, Richard Michael  
Bowling, Karen Marie  
Braby, Sherry LaSha  
Bratton, Teylore Laurice  
Brewer, Julie Ann  
Briceno, Andrea Janay  
Bryan, Sandra Leyda  
Bush, Michael A.  
Cabanayan, Annie Serquina  
Canastillo, Melba Barraza  
Candelaria, Alma N.  
Carmody, Gabrielle Lynn  
Carmona, Elvia  
Carrillo, Matthew Caleb  
Case, Laurie Michelle  
Chartrand, Erica Ashley  
Chorney, Lori Diane  
Clark, Amber Johnae  
Cramer, Caryn Elaine  
Crane, Jeremy Jerome  
Cruz, Kimberly Marie  
Davis, Nicole J.  
Davis, Sherry Dvon  
DeBarros, Kimberly Nicole  
Dennison, Evelyn Delores  
Dennison, Kevin Vaughn  
Dockery, Brittany Marie  
Edwards, Carmeka Yushay  
Farkash, Patricia Ann  
Fisher, Jared Robert  
Fitts, Michael D.  
Flannigan, Jonathan Glenn  
Flood, Joseph F.  
Francois, Regina Irving  
Fuentes, Andra Robledo  
Gaire, Rajan  
Galante, Carolin  
Ganison, DeKendrick Kavon  
Ganison, Everly Jasmin  
Garcia, Marcela  
Garcia, Marco Antonio  
Garcia, Sylvia C.  
Garcia, Yanira Izel  
Gibson, Janice R.  
Gleason, Frances Cherrise  
Goff, Maria Luz  
Gomez Kponton, Arlette Akouyo  
Good, Kevin James  
Griffin, Verlina Ann  
Guardado, Margarita  
Gurrero, Myra P.  
Guillen, Denise Jordan  
Hernando, Sonia Iliana  
Hill, Sharon Jean  
Holguin, Judy Lee  
Holt, Brian Benjamin  
Humphrys, Emily Marie  
Hushagen, Jeffrey Tyler  
Ingram, Angie A. A.  
Isaac, Ashley Marie  
Iskierski, Denise Wall  
Jackson, Adrian Lawrence  
Jackson, Colette  
Jameson Jr., Michael Lawrence  
Jauregui, Karla Juliet  
Johnson-Rieger, Andria D.  
Johnson, JaNell LaTrice  
Johnson, Jennifer Mae  
Johnson, Stephen Allen  
Joseph, Chasity Sharrell  
Keith-Tuttle, Elissa  
Kerns, Kevin C.  
Khamisani, Amna  
Klapperich, Cory Donovan  
Kobylarek, Kelly Kathleen  
Koons, Karen Elaine  
Kraft, Kayla Jo  
Lajza, Jane Marie  
Landin, Lucinda  
Landry, Caroline Palacio  
Lansiquot, Siddhartha  
Laughlin, Bobbi Gaye  
Leach Jr., Kip David  
Letham, Amy D.  
Lewis Jr., Calvin  
Lowden, Lisa Ann  
Lyon, Christiny A.  
Maggitt, Kenyetta Devon  
Mallow, Monja Melissa  
Manning, Shannon Annette  
Marks, Christine Lynn  
Marquez, Ronald Romeo  
Marsh, Lorene Alford  
Marsh, Shay Denise  
Mathews, Rebekah Marie  
McDowell, Sabrina Allene  
McGinnis, Brent Travis  
Medlock, Jordan Todd  
Messmer, Anne Carter  
Mitchell, Yasmin Y.  
Montano, Victoria A.  
Moore, Tametka Renea  
Morgan, Courtney Alice  
Morua, Norma Marie  
Navarro, Lilitana R.  
Neff, Tamar Jewel Lillian  
Nunez, Alberto Feria  
Nunez, Angela Marie  
Nunn, Sanetrick Darnell  
Ohara, Maureen J.  
Okolita, Marlene V.  
Oldham, Holly M.  
Ortega, Wanda Lucy  
Outman, Robert Leon  
Pack, Judy Smith  
Pena, Angie Graciela  
Pham, Luan  
Pham, TU-UYEN NU  
Pilgrim, Sabrina Elyse  
Pittman, Lori Denise  
Quahi, Cathreen Renee  
Quesada, Nicholas Ryan  
Ramos-Leyva, Yanneth  
Rhodes, Regina Lenale  
Robinson, Gloria  
Robinson, Michele Renae  
Rodriguez, John Carlos



Rogers, Frederick C.  
Rogers, Shaun Jermaine  
Rougeau, Essie Malone  
Ruiz De La Torre, Artemio  
Salazar, Brenda Aracely  
Samuels, Ariel Mercedes  
Sanchez, Dianna M.  
Sanders, Chatanya Joyce  
Santana, Christina L.  
Sargent, Jonathan Charles  
Schwartz, Abril  
Sed, Asli Olad  
Segui, Elsa Rebeca  
Sevier, Wendy Covarrubias  
Sharko, Lupita

Shears II, Clayton  
Shehata, Jamie Leora  
Sin, Sorn  
Solano, Michael  
Sorenson, Kelly Marie  
Spiller, Adriel J.  
Spiller, Roderick R.  
Sulcer, Emily Lynn  
Swink, Scott Edward  
Tabish, Jennifer June  
Thomas, Duane Wells  
Thomas, Tranelle Martise  
Thompson, Kelly Marie  
Thompson, Ronald Allen  
Tooks, Suprena Lanell

Ussery, Glenda Faye  
Valenzuela, Michelle Jennifer  
Vore, Christine Eliza  
Walker, Grisel E.  
Walker, Lisa Martin  
Walter, Rachael Dawn  
Washington, Symeon Sjolund  
Wheaton, Odis James  
White, Kristin Elizabeth  
Wiley Jr., Dossey C.  
Williams, Nichole Renee  
Wilson, Alicia J.  
Wilson III, Lewis  
Woody, Michael Bruce

UNOFFICIAL DOCUMENT