



Skagit County Auditor

1/18/2018 Page

1 of

\$77.00  
4 12:50PM

Recording requested by:  
**SERVICELINK**

Return Address:  
**VALERIE HELGA GARDNER**  
**517 21<sup>ST</sup> Ave**  
**Seattle, WA 98122**

<b>Document Title(s)</b>
<b>SPECIAL/LIMITED WARRANTY DEED</b>
<b>Grantor(s)</b>
<b>MTGLO INVESTORS, LP</b>
<b>Grantee(s)</b>
<b>VALERIE HELGA GARDNER, AN UNMARRIED WOMAN</b>
<b>Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)</b>
<b>LOT 127, CASCADE RIVER PARK NO. 3</b>
<b>Assessor's Property Tax Parcel/Account Number</b>
<b>P64000</b>
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.

UNRECORDED DOCUMENT

**SPECIAL/LIMITED 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 Return To:  
**VALERIE HELGA GARDNER**  
**517 21<sup>ST</sup> Ave**  
**Seattle, WA 98122**

Commitment Number: 170283376

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**P64000**

**ABBREVIATED LEGAL: LOT 127, CASCADE RIVER PARK NO. 3**

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**MTGLQ INVESTORS, LP**, whose mailing address is **15480 Laguna Canyon Road Suite 100, Irvine, CA 92602**, hereinafter grantor, for \$45,000.00 (Forty Five Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **VALERIE HELGA GARDNER, An Unmarried Woman** hereinafter grantee, whose tax mailing address is **63307 W ROSS PLACE, (FKA 6175 W ROSS PLACE), MARBLEMOUNT, WA 98267**, the following real property:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018204  
JAN 18 2018

Amount Paid \$ 806.<sup>02</sup>  
Skagit Co. Treasurer:  
By *mlm* Deputy

**LEGAL DESCRIPTION:**

**LOT 127, CASCADE RIVER PARK NO.3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**Assessor's Parcel Number: P64000**

**Property Address is: 63307 W ROSS PLACE, (FKA 6175 W ROSS PLACE), MARBLEMOUNT, WA 98267.**

**Being the same property transferred in the Trustee's Deed Upon Sale recorded in Skagit County, Washington on 07/07/2017 as Instrument No. 201707070048.**

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.

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.

Executed by the undersigned on 1/5, 2018:

**MTGLQ INVESTORS, LP, by Rushmore Loan Management Services LLC,  
Appointed As Attorney In Fact**

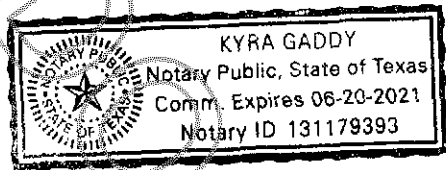
By: [Signature]

Its: Susan Christy  
Assistant Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on 1/5, 2018 by Susan Christy - its Assistant Vice President on behalf of **MTGLQ INVESTORS, LP, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** who is personally known to me or has produced \_\_\_\_\_ 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.

[Signature: Kyra Gaddy]  
Notary Public



UNRECORDED INSTRUMENT