



201803090004

Skagit County Auditor

\$76.00

3/9/2018 Page

1 of

3 8:45AM

When recorded return to:
Billy Colburn
3421 35th Ave South
Seattle WA 98144

POOR ORIGINAL

Land Title and Escrow

**SPECIAL WARRANTY DEED
(Not Statutory)**

01-160623-
0

THE GRANTOR(S) The Bank of New York Mellon FKA the Bank of New York, as trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-J8 Mortgage Pass Through Certificates, Series 2006-J8

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, bargains, sells, and conveys to:

H.
Billy Colburn, a single person

the following described property situate in the County of Skagit State of Washington as follows:

Abbreviated: Ptn of SE 1/4 of SE 1/4, 12-35-10 E W.M.;
Ptn of Gov. Lot 1, 13-35-1 E W.M.

See Exhibit "A" Attached hereto and made a part hereof for full legal description

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 of survey.

Grantor covenants that it seized and possessed of said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by and through and under it, but not further otherwise.

Parcel Number - 351013-0-006-0014 - P45199
351012-4-007-0008 - P45187

Dated: 3/1/18

The Bank of New York Mellon FKA the Bank of New York, as trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-J8 Mortgage Pass Through Certificates, Series 2006-J8, by New Penn Financial, d/b/a Shellpoint Mortgage Servicing, as attorney in fact

By: [Signature]
Name: JASON YATES
Title: VP

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018913
MAR 09 2018

Amount Paid \$ 3,545.⁴²
Skagit Co. Treasurer:
By [Signature] Deputy

STATE OF SC

COUNTY OF GREENVILLE

On this 1 day of MARCH, A.D. 2018 before me, the undersigned,
a Notary Public in and for the State of SC
Duly commissioned and sworn personally appeared

JASON YATES

To me known to be the individual who executed the foregoing instrument as
Attorney in Fact of New Penn Financial, LLC

Therein described and acknowledged to me that he/she/they signed and sealed
the instrument as such Attorney in Fact for said Principal, freely and voluntarily,
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 and
that the said _____ is now living.

WITNESS my hand and official seal hereto affixed the day and year in this
certificate above written

[Signature]

PHILIP B. BROWN
NOTARY PUBLIC
SOUTH CAROLINA

Printed Name:
Notary Public in and for the State of

MY COMMISSION EXPIRES 04-24-18

Residing at _____

My Commission Expires: _____

Please place Notary Stamp/Seal Above This line
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 10 East, W.M., lying Southerly of State Highway 17-A.

EXCEPT the West 200 feet thereof, measured along said Highway.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 1 of Section 13, Township 35 North, Range 10 East, W.M., which lies between the Southerly extensions of the West and East boundaries of the following description:

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 10 East, W.M., lying Southerly of State Highway 17-A;

EXCEPT the West 200 feet of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, measured along said Highway;

ALSO EXCEPT from the above Government Lot 1, in Section 13, that portion, if any, lying East of the West boundary of that parcel conveyed by Deed recorded on November 24, 1943, under Auditor's File No. 367380, records of Skagit County, Washington;

AND ALSO EXCEPT from the above Government Lot 1 in Section 13, that portion, if any, lying West of the East boundary of that parcel conveyed by deed recorded on December 13, 1943, under Auditor's File No. 367816, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.