

AFTER RECORDING MAIL TO:

John F. Peebles
6026 State Route 20
Anacortes, WA 98221



200501260042
Skagit County Auditor

1/26/2005 Page 1 of 1 11:42AM

CHICAGO TITLE CO.

BARGAIN AND SALE DEED

Escrow No. 25725
Title Order No. 1633806 ✓
Legal Description (abbreviated):

THE GRANTOR(S), JPMorgan Chase Bank, for and in consideration of DOLLARS (\$), in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm(s) to John F. Peebles the following described real estate, situated in the county of Skagit, State of Washington:

Lot 17-22, Block 171, "MAP OF FIDALGO CITY, SKAGIT COUNTY WASHINGTON", as per plat thereof recorded in Volume 2, of Plats, Page 112, records of Skagit County, Washington Assessor's Property Tax Parcel/Account Number(s): P73229

Subject to:

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated:

JPMorgan Chase Bank

BY: [Signature]
Sharmel Dawson-Tyau [Signature]

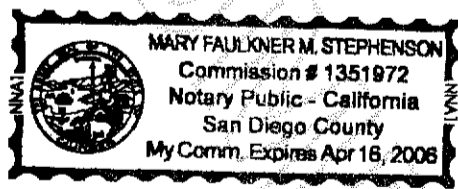
STATE OF California
COUNTY OF San Diego ss.

I certify that I know or have satisfactory evidence that Sharmel Dawson-Tyau

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the JPMorgan of [Signature] to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-30-04
[Signature]

Notary Public in and for the State of _____
residing at _____
My Commission Expires: _____



369
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 26 2005
Amount Paid \$ 1077.72
By [Signature] Skagit Co. Treasurer Deputy

LPB-15