



200901090083

Skagit County Auditor

1/9/2009 Page 1 of 3 3:27PM

Return Address:

Name Ramon Bernaldez  
Address 1316 Jessica Pl  
City, State, Zip Mt Vernon, WA 98274

CHICAGO TITLE CO.

1047312

569257 410245278

**BARGAIN AND SALE DEED**

**THE GRANTOR** Sutton Funding, LLC (hereinafter referred to as the Grantor), for and in consideration of the sum of **TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION** Dollars (\$ \_\_\_\_\_), in hand paid, bargains, sells and conveys to:  
RAMON T BERNALDEZ, AN UNMARRIED INDIVIDUAL

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12 "Little Mountain Addition", as per Plat recorded in Volume 15 of Plats, at Pages 1 through 5, inclusive, in the Records of Skagit County, State of Washington.

Assessor's Tax Parcel ID # P100609

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

The following reservations from and exceptions to this conveyance and the warranty of title herein shall apply.

- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all



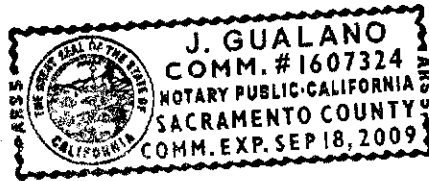

State of California }  
County of Sacramento } ss.

On **JAN 06 2009**, before me, **J. Gualano**, Notary Public, personally appeared **Noriko Colston**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature



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