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Return Address:

Name Ramon Bernaldez
Address 1316 Jessica P1

City, State, Zip Mt Vernon, WA 98274

CHICAGO TITLE CO.

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 CONSIDERAT POWERS (\$_______), 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

subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

The Grantor for [* himself, herself, themselves] and for [*his/her/their] successors in interest does 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 implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, [* he/she/they] will forever warrant and defend the said described real estate.

| Dated JAN 0 | 6 2009 | _ | | |
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| Sutton Funding, LLC | | | 6 | ,6 |
| By: | | | T COUNTY WASH | INGTON |
| m total Norman | Wasika Galak | A38 | AL ESTATE EXCISE | EITAX |
| | Noriko Colston | | | |
| lts: Assistan | t Secretary | | JAN 0 9 2002 | |
| STATE OF | } } ss. | | Amount Pass 3 - 9 Skagit Op Treasure | |
| COUNTY OF | | | ey for Day | |
| On this | day of | the State of | ······································ | _ before me, the dul |
| undersigned, a No commissioned | tary Public in and for and sworn. | personally | appeared | , dui |
| COMMISSIONICA | | | me known | to be the |
| | of Sutton Fund | ng, LLC the limite | d liability company | that executed the |
| of said limited liability he/she is authorized | and acknowledged the say company, for the uses and to execute the said instrum | d purposes thereinent. | n mentioned, and c | n oath stated tha |
| Witness my h | nand and official seal heret | o affixed the day a | ınd year first above | written. |
| | | | | |
| Notary Public in and | for the State of | | , residing a | at / |
| | | | | |
| | | | Sta | ımp or Seal |
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| | |
| State of California County of Sacramento | <pre>} > } ss.</pre> |
| satisfactory evidence and acknowledged to capacity(ies) and that upon behalf of which | who proved to me on the basis of to be the person(s) whose name(s) is/are subscribed to the within instrument of me that he/she/they executed the same in his/her/their authorized by his/her/their signature(s) on the instrument the person(s), or the entity the person(s) acted, executed the instrument. ALTY OF PERJURY under the laws of the State of California that the |
| Witness my hand and | official seal |
| | J. GUALANO |
| Notary signature | NOTARY PUBLIC CALIFORNIA & SACRAMENTO COUNTY SAC |

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