

**WHEN RECORDED RETURN TO:**

RICHARD B. BRUMFIELD  
5318 CEDAR RIDGE PLACE  
SEDRO WOOLEY, WA 98284



200901300164

Skagit County Auditor

1/30/2009 Page

1 of

4 2:00PM

CHICAGO TITLE CO.

620000635

**DOCUMENT TITLE(S)**

**SPECIAL WARRANTY DEED**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

N/A

**GRANTOR(S):**

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**

**GRANTEE(S):**

**RICHARD B. BRUMFIELD  
KATHRYN LONGFELLOW**

**ABBREVIATED LEGAL DESCRIPTION:**

**PTN. NW NW 12-35-4**

**TAX PARCEL NUMBER(S):**

**350412-2-005-0010**

UNOFFICIAL

After recording return to:

Loan #: 5304440000  
SL# 1746125  
Service Link LP  
4000 Industrial Boulevard  
Aliquippa, PA 15001

—Above This Line Reserved For Official Use Only—

278  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Mail Tax Statements to:

Richard B. Brumfield  
Kathryn Longfellow  
5318 Cedar Ridge Place

Sedro Woolley, WA 98284

Parcel ID # P36280

JAN 30 2009

Amount Paid \$ 1820.60  
Skagit Co. Treasurer  
By *mlm* Deputy

Property Address

23034 Mosier Road  
Sedro Woolley, WA 98284

**ABBREVIATED LEGAL:** The W 1/4 of the NW 1/4 of the NW 1.4 of Section 12, Township 356 N,  
Range 4 E

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE HUNDRED TWO THOUSAND and  
00/100 DOLLARS (\$102,000.00), and other good and valuable consideration, cash in hand paid,  
the receipt and sufficiency of which is hereby acknowledged, on this 28 day of  
January, 2009, JP MORGAN CHASE BANK, NATIONAL  
ASSOCIATION, successor in interest to Washington Mutual Bank, with a business address of  
7255 Baymeadows Way, Jacksonville, FL 32256, hereinafter referred to as "GRANTOR", does  
hereby grant, convey and warrant unto RICHARD B. BRUMFIELD and KATHRYN  
LONGFELLOW, husband and wife, creating an estate of community property, residing at 5318



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Cedar Ridge Place, Sedro Woolley, Washington 98284, hereinafter referred to as "GRANTEES", the following land and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

**THE WEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THE SOUTH ½, AND EXCEPT ALL ROADS AND RIGHTS OF WAY FOR ROADS. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON**

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO WASHINGTON MUTUAL BANK BY TRUSTEE'S DEED UPON SALE DATED 10/10/2008, RECORDED 10/23/2008 IN DOCUMENT NO. 200810230071, SKAGIT COUNTY, WASHINGTON.**

**PROPERTY ADDRESS:** 23034 Mosier Road, Sedro Woolley, WA 98284  
*The legal description was obtained from a previously recorded instrument.*

*This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid;



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IN WITNESS WHEREOF, Grantor executes this document on the day and year first written above.

**WITNESS**

[Signature]  
First Witness

Devon D. Mischler

Print Name

[Signature]  
Second Witness

Jill Kelsey

Print Name

FLORIDA

STATE OF

COUNTY OF DUVAL

**JP MORGAN CHASE BANK, NATIONAL  
ASSOCIATION, successor in interest to  
Washington Mutual Bank**

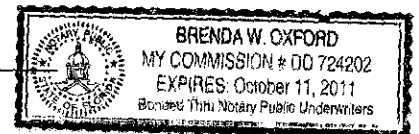
By [Signature]  
**KELLY LIVINGSTON**

Its Assistant Treasurer

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of JAN, 2009, ~~2008~~, the undersigned authority, personally appeared KELLY LIVINGSTON, who is the Assistant Treasurer of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, successor in interest to Washington Mutual Bank, appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.

[Signature]  
NOTARY PUBLIC

My Commission Expires 10-11-2011



The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument.** The conveyance amount was provided to preparer by agent for Grantor.

**This Instrument Prepared Under The Supervision Of:**

**P. DeSantis, Esquire**

Inc. 235 West Brandon Blvd., #191 Brandon, Florida 33511  
866-755-6300

[Barcode]  
200901300164  
Skagit County Auditor