AFTER RECORDING MAIL TO:

Franklin W. Batchelor, III and Tammy Jean Batchelor 25097 Minkler Road Sedro Woolley, WA 98284

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Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

96407

File No: 4251-1343312 (MLP)

Date: April 14, 2009

Grantor(s): CitiMortgage, Inc.

Grantee(s): Franklin W. Batchelor, III and Tammy Jean Batchelor

Abbreviated Legal: PTN. LOT 14, "CHASE ACREAGE"

Additional Legal on page:

Assessor's Tax Parcel No(s): P64389

THE GRANTOR(S), CitiMortgage, Inc., for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to **Franklin W. Batchelor, III and Tammy Jean Batchelor, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

THAT PORTION OF LOT 14, "CHASE ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 14, 45.06 FEET NORTH 53° 29' EAST FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 53° 29' EAST ALONG THE SOUTH LINE OF SAID LOT 164 FEET; THENCE NORTH 40° 11' WEST 107.3 FEET; THENCE SOUTH 66° 27' WEST 99 FEET, MORE OR LESS, TO THE WEST LINE OF THE LAND CONVEYED TO LEROY E. HILDE AND WIFE, LOUISE HILDE, BY DEED DATED SEPTEMBER 7, 1943 AND RECORDED SEPTEMBER 13, 1943, IN VOLUME 179 OF DEEDS, PAGE 508, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHEASTERLY ALONG THE LINE OF HILDE LAND TO THE POINT OF BEGINNING.

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 or survey.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 1091

APR 21 2009

LPB 15-05

Amount Paid \$ 2139 - 22 Skagit Co. Treasurer By William Deputy

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Bargain and Sale Deed - continued

File No.: **4251-1343312 (MLP)**Date: **04/14/2009**

The Grantor, 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 and not otherwise, he/she/they will forever warrant and defend the said described property.

CitiMortgage, Inc. **Authorized Signer of National** Default REO Services, a Delaware Limited Liability Company dba RENE AMORES First American Asset Closing vices Services ("FAACS"), as Attorney Authorized Signer ARESIDENS in fact and/or agent BUFORNIA STATE OF)-ss RIVEYS IDE COUNTY OF RENE AVINOS, VP I certify that I know or have satisfactory evidence that person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the Authorized Signer of CitiMortgage, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes-mentioned in this instrumer 4-15-2009 Dated: RECIECLE L NIEWA Notary Public in and for the State of COURONNIA Residing at: San Bernaroino RECHELLE L. MANNING My appointment expires: 6 / 13 /20 10 COMM. #1674626 NOTARY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires June 13, 2010

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