

When recorded return to:

Mr. and Mrs. Joshua L. Matus  
1204 Virginia Street  
Mount Vernon, WA 98273



200909020115

Skagit County Auditor

9/2/2009 Page

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1 3:58PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-02378-09

Grantor: EMC Mortgage Corporation  
Grantee: Joshua L. Matus and Anaika Matus

Tax Parcel Number(s): 3758-005-003-0004/P54314

Abbreviated Legal: Lots 1, 2, and 3, Block 5, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON."

GUARDIAN NORTHWEST TITLE CO.

97432.1

**BARGAIN AND SALE DEED**

THE GRANTOR EMC Mortgage Corporation, a Washington Corporation for and in consideration of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100 Dollars \$ 129,900.00, in hand paid, bargains, sells, and conveys to Joshua L. Matus and Anaika Matus, Husband and Wife the following described estate, situated in the County of Skagit, State of Washington:

Lots 1, 2, and 3, Block 5, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON." According to the plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.  
Tax Parcel Number(s): 3758-005-003-0004/P54314

The Grantor for himself/herself and for his/her 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 implication, 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 will forever warrant and defend the said described real estate.

Dated: July 15, 2009

EMC Mortgage Corporation

By: [Signature]  
Wells Fargo Bank, N.A., As Attorney In Fact

MELANIE HOPKE  
Vice President Loan Documentation

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2721  
SEP 02 2009

Amount Paid \$ 2396.53  
By [Signature] Skagit Co. Treasurer  
Deputy

STATE OF IOWA }  
COUNTY OF POLK } SS:

I certify that I know or have satisfactory evidence that Melanie Hopke is/are the person(s) who appeared before me, and said person(s) acknowledge She signed this instrument, on oath stated She is/are authorized to execute the instrument and acknowledge that as the V.P. Loan Documentation of EMC Mortgage Corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-5-09



ADAM FRON  
Commission Number 751864  
My Commission Expires  
March 19, 2011

Notary Name: [Signature]  
Notary Public in and for the State of IOWA  
Residing at POLK COUNTY  
My appointment expires: 3-9-11