

AFTER RECORDING MAIL TO:

Jatinder Manhas  
2303 E. Meadow Blvd.  
Mount Vernon, WA 98273



201204100035

Skagit County Auditor

4/10/2012 Page 1 of 2 10:30AM

**BARGAIN AND SALE DEED**

102608

Escrow No. 32416

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S), JP Morgan Chase Bank, National Association, for and in consideration of One Hundred Seventeen Thousand DOLLARS (\$117,000.00), in hand paid, bargains, sells, and conveys to Jatinder Manhas a single person the following described real estate, situated in the county of Skagit, State of Washington:

Lot 39 THE MEADOWS- PHASE II according to the plat thereof, recorded in Volume 16 of Plats, Pages 1 through 7, records of Skagit County, Washington. Situate in Skagit County, Washington. Tax Parcel Number(s): 46380000390008 (P106508)

SUBJECT TO Municipal assessments, if any, levied by the City of Mount Vernon; ANY tax, fee, assessments or charges as may be levied by the Meadows at Mount Vernon Homeowner's Association; EASEMENT Recorded September 9, 1993, No. 9309090091; PROTECTIVE Covenants Recorded May 19, 1994, No. 9405190106 AND MATTERS as disclosed on the Plat of The Meadow, Phase II Recorded October 12, 1994, No. 9410120065 ALL as disclosed on Schedule B of that certain Title Commitment prepared by First American Title under Order No. 102608.

SUBJECT TO Taxes for the year 2012 and any further taxes or assessments assessed against the property after the recording date of this deed.

The Grantor(s) 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(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: March 19, 2012

JP Morgan Chase Bank, National Association

BY: [Signature] Mercedes Ordonez  
Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012970  
APR 10 2012

Amount Paid \$ 2087.60  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF \_\_\_\_\_ ) ss.

COUNTY OF \_\_\_\_\_

See attached

I certify that I know or have satisfactory evidence that who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the of JP Morgan Chase Bank, NA to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_ day of March, 2012.

Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGMENT**

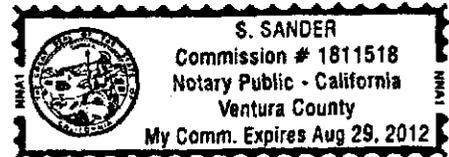
State of California  
County of Los Angeles

On March 19, 2012 before me, S. Sander, Notary Public  
(insert name and title of the officer)

personally appeared Mercedes Ordonez  
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.

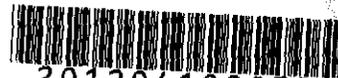
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature S. Sander (Seal)

*MD*



201204100035  
Skagit County Auditor