

AFTER RECORDING MAIL TO:

Michael P Stickels and Melanie M Austin-Stickels
16 Makah Way
La Conner, WA 98257



201206270137
Skagit County Auditor

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CHICAGO TITLE

620014762

BARGAIN AND SALE DEED JS

JPMorgan Chase Bank, N.A., whose mailing address is 7255 BayMeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of One Hundred Twelve Thousand and 00/100ths Dollars (\$112,000.00), in hand paid, bargains, sells, and conveys to Michael P Stickels and Melanie M Austin-Stickels, husband and wife, whose mailing address is 16 Makah Way, La Conner, WA 98257 ("Grantee"), the following described estate, situated in the County of Skagit, State of Washington, subject to the encumbrances and exceptions described on Exhibit A attached hereto:

Lots 1 through 3, Block 3, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH those portions of Division Street as vacated by Auditor's File Nos. 8412050012 and 8607210128, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Assessor's Property Tax Parcels/Account Numbers: P112825, P74718, 4136-003-001-0000 and 4136-003-003-0000

Grantor for itself/themselves and for its/their successors in interest do(es) by these presents expressly limit the covenants of this 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, it/they will forever warrant and defend the said described real estate.

DB1/67070348.2

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121884
JUN 27 2012

Amount Paid \$ 1998.⁶⁰
Skagit Co. Treasurer
By *mm* Deputy

JS

Dated: JUNE 25, 2012

GRANTOR:

JPMorgan Chase Bank, N.A.

By: [Signature]

Name: Alissa Owens

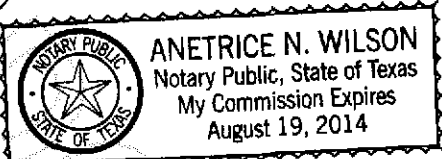
Its: Vice President

STATE OF Texas)

COUNTY OF Tarrant)-ss

I certify that I know or have satisfactory evidence that Alissa Owens [Name] is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the VP [Title] of JPMorgan Chase Bank [Name of corporation, limited liability company or partnership], a N.A. [Type of Entity and State of Organization for such corporation, limited liability company or partnership] to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 25, 2012
[Signature]
Notary Public in and for the State of Texas
My appointment expires: _____



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EXHIBIT A

JS

Permitted Encumbrances and Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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