



201303200099

Skagit County Auditor

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AFTER RECORDING MAIL TO:
Billie R. Morelli
9805 Suak Connection Road
Concrete, WA 98237

CHICAGO TITLE

620017600

BARGAIN AND SALE DEED

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank, National Association as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-5, A National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Sixty Thousand Dollars (\$60,000.00), in hand paid, bargains, sells, and conveys to Billie R. Morelli, a single person, whose mailing address is 5310 33rd Ave S, Seattle, WA 98118 ("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:

See Legal Description Attached As Exhibit "B"

Ptn. SE SW 21.35-9
0008 0007

Assessor's Property Tax Parcel/Account Number: 350921-0-007-~~008~~ / 350921-0-008-~~007~~

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.

(Signature Page Follows)

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013948

MAR 20 2013

Amount Paid \$ 1,073.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

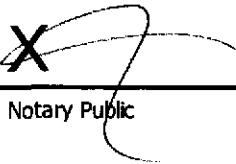
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Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 15, 2013, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for *U. S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee, as Successor by Merger to LaSalle Bank National Association, as Trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-5, A National Association*, on behalf of the corporation. He/she is personally known to me.

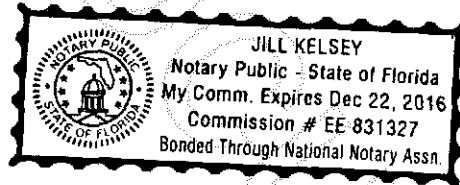


Notary Public

Jill Kelsey

(seal)

Printed Name: _____







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EXHIBIT A

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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EXHIBIT B

Legal Description

PARCEL A:

That portion of the Southeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point South 80°20' East 30.9 feet from a point in the West line of said Southeast Quarter of the Southwest Quarter which is North 1,206.2 feet from the Southwest corner of said subdivision;
Thence South 80°20' East 870 feet;
Thence South 09°40' West 202 feet;
Thence North 80°20' West 73.4 feet, more or less, to the Northerly line of State Highway No. 17-A;
Thence following said highway line North 58°30' West 115.2 feet;
Thence North 79° 276 feet;
Thence North 79°43' West 381 feet, more or less, to the County road;
Thence North 00°18' West 148 feet, more or less, to the point of beginning;

EXCEPT that portion conveyed to the State of Washington by deed dated August 22, 1957, recorded September 12, 1957, under Auditor's File No. 555999, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point South 80°20' East 30.9 feet from a point in the West line of said Southeast Quarter of the Southwest Quarter which is North 1,206.2 feet from the Southwest corner of said subdivision;
Thence South 80°20' East 870 feet;
Thence South 09°40' West 202 feet;
Thence East to the East line of said Southeast Quarter of the Southwest Quarter;
Thence North along said East line to the Northeast corner of said Southeast Quarter of the Southwest Quarter;
Thence West along the North line of said Southeast Quarter of the Southwest Quarter to the East line of the County road running along the West line of said subdivision;
Thence South along the East line of said County road to the point of beginning;

EXCEPT that portion conveyed to the State of Washington by deed dated August 22, 1957, recorded September 12, 1957, under Auditor's File No. 555999, records of Skagit County, Washington;

AND EXCEPT roads and road rights of way.

Situated in Skagit County, Washington

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