

AFTER RECORDING MAIL TO

Operation Homefront, Inc., an Arizona corporation  
8930 Fourwinds Dr., Suite 340  
San Antonio, TX 78239

Skagit County Auditor  
5/3/2013 Page

1 of

\$75.00  
4 10:33AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131606  
MAY 03 2013

CHICAGO TITLE

6200/6528

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

**BARGAIN AND SALE DEED**

**JPMorgan Chase Bank, National Association**, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of donation property in hand paid, bargains, sells, and conveys to Operation Homefront, Inc., an Arizona corporation, whose mailing address is 8930 Fourwinds Dr., Suite 340, San Antonio, TX 78239 ("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:

Lot 50, Little Mountain Addition to Mount Vernon, according to the plat thereof, recorded in Volume 15 of Plats, Page 1, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number (s): 45660000500009/P100660

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(s) 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.

**GRANTOR:**

**JPMorgan Chase Bank, National Association**

By: Jessica Salinger 3/28/13

Name: Jessica Salinger

Its: Vice President

STATE OF WASHINGTON )

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

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See Attached  
Notary Acknowledgement

I certify that I know or have satisfactory evidence that \_\_\_\_\_ [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 \_\_\_\_\_ [Title] of \_\_\_\_\_ [Name of  
corporation, limited liability company or partnership], 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: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington

My appointment expires: \_\_\_\_\_



201305030063

Notary Acknowledgement

STATE OF FLORIDA

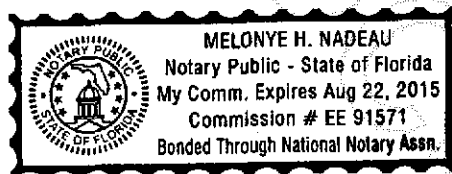
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 28, 2013, by Jessica Salinger, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X Melony H. Nadeau  
Notary Public

(seal)

Printed Name: Melony H. Nadeau



## **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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