



Skagit County Auditor \$75.00
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POOR ORIGINAL

AFTER RECORDING MAIL TO:
Real Trust IRA Alternatives, LLC
Megan Anderson IRA #21578-RA10
833 N Waugh Rd
Mount Vernon, WA 98273

CHICAGO TITLE
620018563

BARGAIN AND SALE DEED ☺

Wilmington Trust, National Association, as Successor Trustee to Citibank N.A., as Trustee for Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates Series 2006-7, a National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of One Hundred Thirty Two Thousand Dollars (\$132,000.00), in hand paid, bargains, sells, and conveys to Real Trust IRA Alternatives, LLC Megan Anderson IRA whose mailing address is 833 N Waugh Rd, Mount Vernon, WA 98273 ("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 127, Rosewood P.U.D., Phase 2, Division 1, according to the Plat thereof recorded December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County, Washington. Situated in Skagit County, Washington

Assessor's Property Tax Parcel/Account Number: P121147

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

20132609

JUL 03 2013

Amount Paid \$ 2354.60
Skagit Co. Treasurer
By *kk* Deputy

(Signature Page to Bargain and Sale Deed)

Dated: 6-12-13

GRANTOR: Wilmington Trust, National Association, as Successor Trustee to Citibank N.A., as Trustee for Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates Series 2006-7, a National Association by JPMorgan Chase Bank, National Association, its Attorney-in-Fact

By: [Signature] 6-12-13
Name: Cheryl Hayer
Its: Vice President

STATE OF _____)
COUNTY OF _____) -ss See Attached
Notary Acknowledgement

I certify that I know or have satisfactory evidence that _____ 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 _____ of _____ 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 _____
My appointment expires: _____

DB1/67070348.2



Notary Acknowledgment ③

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 12, 2013, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A, as Trustee for Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, on behalf of the corporation. He/she is personally known to me.



X Shannon Flanigan
Notary Public

(seal)

Printed Name: Shannon Flanigan



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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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