



201307120189

Skagit County Auditor

\$74.00

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AFTER RECORDING MAIL TO:

Craig Bergfalk
4303 Marine Heights Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132734

JUL 12 2013

Amount Paid \$ 717.00
Skagit Co. Treasurer
By *lck* Deputy

CHICAGO TITLE
62008194

BARGAIN AND SALE DEED

OB

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 WaMu Mortgage Pass-Through Certificates Series 2007-OA3 Trust whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Forty Thousand Dollars (\$40,000.00), in hand paid, bargains, sells, and conveys to Craig Bergfalk, a single person whose mailing address is 4303 Marine Heights Way, Anacortes, WA 98221 ("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 15, Block 4, "Stewart's First Addition to the City of Anacortes", according to the Plat thereof recorded in Volume 2 of Plats, Page 14, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number: 3833-004-015-0002

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)

(Signature Page to Bargain and Sale Deed)

Dated: June 24, 2013

GRANTOR: 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 WaMu Mortgage Pass-Through Certificates Series 2007-OA3 Trust by JPMorgan Chase Bank, National Association, its Attorney-in-Fact

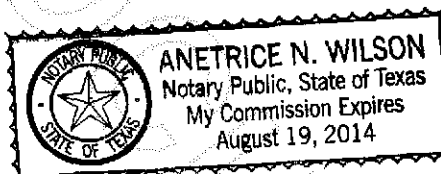
By: [Signature] 6/24/2013
Name: Amber Ball
Its: Vice President

STATE OF Texas)
COUNTY OF Harris)-ss

I certify that I know or have satisfactory evidence that Amber Ball 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 of JPMorgan Chase Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 24, 2013

[Signature]
Notary Public in and for the State of Texas
My appointment expires: _____



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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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