



201308140072

Skagit County Auditor

\$76.00

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POOR ORIGINAL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133273

AUG 14 2013

Amount Paid \$ 1607.⁰⁰
Skagit Co. Treasurer
By *MANV* Deputy

AFTER RECORDING MAIL TO:
Pro Group Holdings LLC
15344 112th Ave
Surrey, BC v3r8y8

CHICAGO TITLE
620019130

BARGAIN AND SALE DEED ©

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns ALT-A Trust 11, Mortgage Pass-Through Certificates Series 2007-1, a National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Ninety Thousand Dollars (\$90,000.00), in hand paid, bargains, sells, and conveys to Pro Group Holdings LLC whose mailing address is 15344 112th Ave, Surrey, BC v3r8y8 ("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" Lots 1 & 2, ptn Lot 3,
Blk 12, Vernon Heights Add- to Mt Vernon
Assessor's Property Tax Parcel/Account Number: P54564

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)

Notary Acknowledgment

©

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 22, 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 II, Mortgage Pass-Through Certificates Series 2007-1, on behalf of the corporation. He/she is personally known to me.

X Melonye H. Nadeau

Notary Public

(seal)

Printed Name: Melonye H. Nadeau



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EXHIBIT A ①

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.



EXHIBIT B (C)

Legal Description

LOTS 1, 2 AND 3, BLOCK 12, "VERNON HEIGHTS ADDITION TO MT. VERNON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 108, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTH 6 FEET OF THE EAST 28 FEET OF SAID LOT 3. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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