



Skagit County Auditor
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5 1:52PM
\$78.00

POOR ORIGINAL

AFTER RECORDING MAIL TO:
Kitty K. Williams
1237 E. Fairheaven Ave #2
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3353
AUG 20 2013

CHICAGO TITLE
620018480

Amount Paid \$ 1375.60
Skagit Co. Treasurer
By *mem* 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 Seventy Seven Thousand Dollars (\$77,000.00), in hand paid, bargains, sells, and conveys to Kitty K. Williams, an unmarried person whose mailing address is 1237 E. Fairheaven #2, Burlington, WA 98233 ("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"

Abbreviated Legal: Lot 12 and 13, Block 114, AMENDED PLAT OF BURLINGTON, according to the Plat thereof recorded in Volume 3 of Plats, Page 117, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number: P72027

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 Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this August 8, 2013, by Melanie J. Brinkley, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, 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 *MJB*

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 *MSB*

Legal Description

LOT 12 AND 13, BLOCK 114, AMENDED PLAT OF BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. NOTE FOR INFORMATIONAL PURPOSE ONLY: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITH THE BODY OF THE DOCUMENT. LOT(S) 12-13, BLOCK 114, OF BURLINGTON (ALSO AMENDED PLAT OF), MAP BOOK 3, MAP PAGE 17



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