



201308280056

Skagit County Auditor

\$74.00

8/28/2013 Page

1 of

3 11:47AM

## AFTER RECORDING MAIL TO:

Gregory A. Kreider and David V. Crumbo  
13142 Persons Rd  
Bow, WA 98232

CHICAGO TITLE

620018163

**BARGAIN AND SALE DEED**

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 3815 S. West Temple, Salt Lake City, UT 84115 ("Grantor"), for and in consideration of One Hundred Seventeen Thousand Dollars (\$117,000.00), in hand paid, bargains, sells, and conveys to Gregory A. Kreider, a married man and David V. Crumbo, a married man; as tenants in common whose mailing address is 13142 Persons Rd, Bow, WA 98232 ("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:

LOTS 16 AND 17, BLOCK 4, "STEWARTS 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: P60429

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: Aug 20, 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 Select Portfolio Servicing, Inc., as Attorney-in-Fact

By: [Signature] 8/20/13  
Name: \_\_\_\_\_  
Its: Mike Sanders, Doc. Control Officer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3484

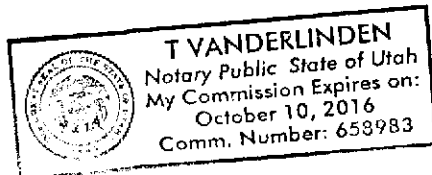
AUG 28 2013

Amount Paid \$ 2087.60  
By klc Skagit Co. Treasurer Deputy

STATE OF Utah )  
COUNTY OF Salt Lake )-ss

I certify that I know or have satisfactory evidence that Mike Sanders, Doc. Control Officer 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 Doc Control Officer of Select Portfolio Servicing, Inc. as Attorney in Fact to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug 20, 2013  
[Signature]  
Notary Public in and for the State of Utah  
My appointment expires: 10/10/16



## **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.