

AFTER RECORDING MAIL TO:

Kathi L. Dahl  
19210 Cook Rd  
Burlington, WA 98233



201309190042

Skagit County Auditor \$75.00  
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CHICAGO TITLE

620020040-M

ACCOMMODATION RECORDING

LSF-130119510

**BARGAIN AND SALE DEED**

Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns Mortgage Funding Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2, a(n) national banking association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of One Hundred Eight Thousand and 00/100ths Dollars (\$108,000.00), in hand paid, bargains, sells, and conveys to Kathi L. Dahl, a single individual, whose mailing address is 19210 Cook Rd, 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 B attached hereto:

Legal Description attached hereto as Exhibit A.

Abbreviated Legal Description: PTN TR. 73, Burlington Acreage Prop.

Assessor's Property Tax Parcel/Account Number: 3867-000-073-0503

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.

Chicago Title has placed this  
document for recording as a  
customer courtesy and accepts no  
liability for its accuracy or validity

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20133833

SEP 19 2013

Amount Paid \$ 1,927.40  
Skagit Co. Treasurer  
By *Mdm* Deputy

(Signature Page to Bargain and Sale Deed)

Dated: Sept. 6, 2013

GRANTOR:

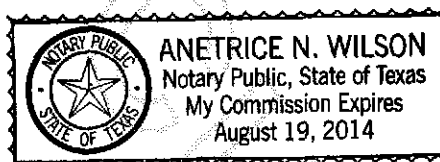
Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns Mortgage Funding Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2, a(n) national banking association, by JPMorgan Chase Bank, N.A., its attorney in fact

By: [Signature]  
Name: Ryan Yaites  
Its: Vice President

STATE OF Texas )  
COUNTY OF Hunter )-ss

I certify that I know or have satisfactory evidence that Ryan Yaites [Name] is the person who appeared before me, and said person acknowledged that ~~she~~ signed this instrument, on oath stated that ~~she~~ was authorized to execute the instrument and acknowledged it as the VP [Title] Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns Mortgage Funding Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2, a(n) national banking association, by JPMorgan Chase Bank, N.A., its attorney in fact [Name of corporation, limited liability company or partnership], a N.A. [Type of Entity and State of Organization for such corporation, limited liability company or partnership] to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept. 6, 2013  
[Signature]  
Notary Public in and for the State of Texas  
My appointment expires: \_\_\_\_\_



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**EXHIBIT A**

**Legal Description**

THAT PORTION OF THE WEST ½ OF THE WEST ½ OF TRACT 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 73; THENCE EAST 90 FEET; THENCE SOUTH 75 FEET; THENCE WEST 90 FEET; THENCE NORTH 75 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 73; THENCE SOUTH 89° 40' 30" EAST ALONG THE NORTH LINE OF SAID TRACT 73, 86.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 30" EAST ALONG SAID NORTH LINE, 4.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED BY INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 546228; THENCE SOUTH 0° 24' EAST ALONG THE WEST LINE OF SAID TRACT CONVEYED UNDER AUDITOR'S FILE NO. 546228, 75.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89° 40' 30" WEST ALONG THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED BY INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 700837, 4.00 FEET TO A POINT THAT IS SOUTH 89° 40' 30" EAST, 86.00 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT CONVEYED UNDER AUDITOR'S FILE NO. 700837; THENCE NORTH 0° 24' WEST 75.00 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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## **EXHIBIT B**

### **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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