



201310020058

Skagit County Auditor

\$75.00

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4

1:49PM

AFTER RECORDING MAIL TO:

Wendi Bailey,
43405 Challenger Rd
Concrete, WA 98237

CHICAGO TITLE

62002012-M

ACCOMMODATION RECORDING

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

BARGAIN AND SALE DEED

FB

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 WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-OC2 TRUST, a National Association in the State of Florida whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of One hundred sixteen thousand and eight hundred twenty dollars and 00/100 (\$116,820.00), in hand paid, bargains, sells, and conveys to Wendi Bailey, a single woman whose mailing address is 43405 Challenger Rd., Concrete, WA 98237 ("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 1 AND THE EAST 20 FEET OF LOT 2, BLOCK 67, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Property Tax Parcel/Account Number: P71747

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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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134036

OCT 02 2013

Amount Paid \$ 2,084.40
Skagit Co. Treasurer
By *[Signature]* Deputy

Dated: July 18, 2013

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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 WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-OC2 TRUST, by JPMorgan Chase Bank, National Association, its Attorney in Fact, a National Association in the State of Florida

By: Ketcia D. Barlow 7/18/13

Name: Ketcia D. Barlow

Its: Vice President

STATE OF _____)

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COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ 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 _____ of 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 WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-OC2 TRUST, by JPMorgan Chase Bank, National Association, its Attorney in Fact a National Association in the State of Florida to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of
My appointment expires: _____

See Attached
Notary Acknowledgement

DB1/67070348.2



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Notary Acknowledgment

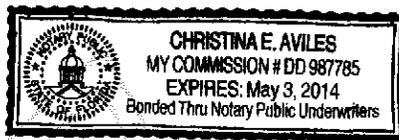
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 18, 2013, by Ketcia D. Barlow, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for 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 Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2007-OC2 Trust, on behalf of the corporation. He/she is personally known to me.

X *Christina E. Aviles*

Notary Public



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(seal)

Printed Name: Christina E. Aviles



201310020058

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.

YD

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