



201311250132

Skagit County Auditor \$74.00
11/25/2013 Page 1 of 3 2:48PM

Recording requested by:
ServiceLink

Return Address:
JOHN CARDEN PATTERSON
13657 GOODMAN LANES,
ANACORTES, WA 98221

Title(s)
BARGAIN AND SALE DEED
Reference Number(s) of Documents assigned or released:
Grantor(s)
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2008-1
Grantee(s)
JOHN C. PATTERSON, a single man
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
Sec. 12 INCL 34, PG 1 EMM, PTN SWALA Lot 1 of Shof Plat 10-84 Skagit County, WA
Assessor's Property Tax Parcel/Account Number
340112-0-035-0111 P1257
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:
JOHN C. PATTERSON
13657 GOODMAN LANES, ANACORTES, WA 98221

3453730

BARGAIN AND SALE DEED

THE GRANTOR(S) **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2008-1**

for and in consideration of **\$465,000.00 (Four Hundred Sixty Five Thousand Dollars and Zero Cents)**

in hand paid, grants, bargains, sells, and conveys to **JOHN C. PATTERSON, a single man**

the following described estate, situated in the County of Skagit, State of Washington:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 61-89, AS APPROVED APRIL 23, 1990 AND RECORDED MAY 9, 1990 IN VOLUME 9 OF SHORT PLATS, PAGE 222, UNDER AUDITOR'S FILE NO. 9005090045, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF REVISED SKAGIT COUNTY SHORT PLAT NO. 55-80, IN GOVERNMENT LOT 3 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECITON 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.

Tax Parcel Number(s): **340112-0-035-0111**

P19257

20134721
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 25 2013

Amount Paid \$ 8782.00
Skagit Co. Treasurer
By MF Deputy

240-WA-V2

LPB 15-05(r) rev. 4/2009



Dated: October 9, 2013

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2008-1, by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact

By: [Signature]
Name: Jeremy James Hardwick
VP Loan Documentation
It's: _____

State of California)
County of San Bernardino)

On October 9th 2013 before me Flor Gonzalez, Notary Public

Personally appeared Jeremy James Hardwick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature] (seal)

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16609.

