



201312120080

Skagit County Auditor \$74.00
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134977
DEC 12 2013

Amount Paid \$ 2,247.80
Skagit Co. Treasurer
By *mm* Deputy

AFTER RECORDING MAIL TO:
Robert A and Debra S Larsen
7323 Skagit View Drive
Concrete, WA 98237

620019879

CHICAGO TITLE

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 One hundred twenty six thousand Dollars (\$126,000.00), in hand paid, bargains, sells, and conveys to Robert A Larsen and Debra S Larsen, husband and wife whose mailing address is 17340 Lakeview Blvd, Mount Vernon, WA 98274 ("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 6, "Plat of Wilderness Village Div. No. 1", as per Plat recorded in Volume 10 of Plats, pages 48, 49 and 50, Records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number: P78189

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:

Dec. 4, 2013

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a

N. A.

By:

Name:

Its:

Anetrice Wilson 12-4-13

Anetrice Wilson
Vice President

STATE OF

Texas

COUNTY OF

Denton

)-ss

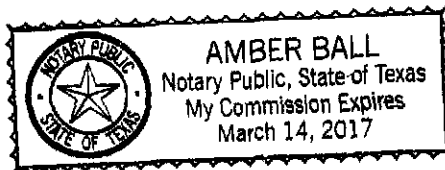
I certify that I know or have satisfactory evidence that Anetrice Wilson [Name] is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the V.P. [Title] of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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:

Dec. 4, 2013

Notary Public in and for the State of

My appointment expires: _____



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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.



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