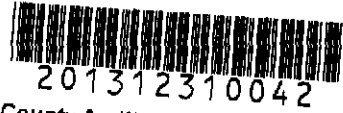


AFTER RECORDING MAIL TO:  
Patrick D. Miller and Cherie Miller  
319 Cedar St.  
Mount Vernon, WA 98273



Skagit County Auditor  
12/31/2013 Page 1 of 3 11:38AM \$74.00

CHICAGO TITLE  
620018821

BARGAIN AND SALE DEED *Om*

JPMorgan Chase Bank, National Association, a(n) N.A., whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Three hundred one thousand and no/100 Dollars (\$301,000.00), in hand paid, bargains, sells, and conveys to Patrick D. Miller and Cherie Miller, husband and wife, whose mailing address is 319 Cedar St., Mount Vernon, WA 98273 ("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 172, "PLAT OF EAGLEMONT PHASE 1B, DIVISION NOS. 5 AND 6" according to the plat thereof recorded January 10, 2006 under Auditor's File No. 200601100170, Skagit County, Washington

Situate in Skagit County, State of Washington.

Assessor's Property Tax Parcel/Account Number: P124081

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.

20135219  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 31 2013

Amount Paid \$ *536.30*  
Skagit Co. Treasurer  
By *MF* Deputy

(Signature Page to Bargain and Sale Deed)

Dated: December 4, 2013

GRANTOR: JPMorgan Chase Bank, National Association, a N. A.

By: [Signature]  
Name: DeAnn Barnes 12/4/13  
Its: Vice President

STATE OF Texas )  
 )-SS  
COUNTY OF Denton )

I certify that I know or have satisfactory evidence that DeAnn Barnes 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. of JPMorgan Chase Bank, National Association, a N. A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 4, 2013  
[Signature]  
Notary Public in and for the State of Texas  
My appointment expires: \_\_\_\_\_

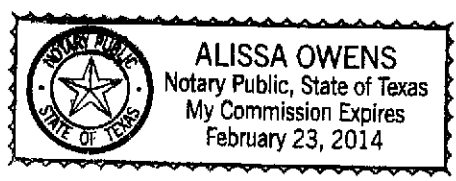


EXHIBIT A

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.



201312310042