

UNOFFICIAL



201312310079

Skagit County Auditor
12/31/2013 Page

1 of 3 \$74.00
1:45PM

AFTER RECORDING MAIL TO:
Church Creek, LLC
7304 10th St SE, Ste B201
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135224
DEC 31 2013

CHICAGO TITLE
620018369

Amount Paid \$4,366.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

BARGAIN AND SALE DEED

08

JPMorgan Chase Bank, National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Two Hundred Forty Five Thousand Dollars (\$245,000.00), in hand paid, bargains, sells, and conveys to Church Creek, LLC, a Washington Limited Liability Company whose mailing address is 7304 10th St SE, Ste B201, Lake Stevens, WA 98258 ("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:

Lots 3 and 4, "Stockfleth's Skyridge Assessor's Plat," as per plat recorded in Volume 9 of Plats, Page 42, Records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number: 40210000040003 / P69749 and 40210000040100/P121623

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 to Bargain and Sale Deed)

Dated: December 16, 2013

GRANTOR: JPMorgan Chase Bank, National Association

By: Amber Ball 12/16/2013

Name: Amber Ball

Its: Vice President

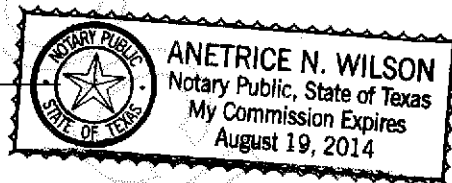
STATE OF Texas)

COUNTY OF Denton)-ss

I certify that I know or have satisfactory evidence that Amber Ball 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 VP of JPMorgan Chase Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Dec. 16, 2013

Anetrice N. Wilson
Notary Public in and for the State of Texas
My appointment expires: _____



201312310079

EXHIBIT A

OB

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.

