

POOR ORIGINAL

AFTER RECORDING MAIL TO:

Chicago Title Company

425 Commercial Street

Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201415  
JAN 03 2014



Skagit County Auditor

1/3/2014 Page

1 of

3 11:14AM

\$74.00

CHICAGO TITLE

620020605

Amount Paid \$1,366.26  
Skagit Co. Treasurer  
By *mm* Deputy

BARGAIN AND SALE DEED

JPMorgan Chase Bank, National Association, whose mailing address is 270 Park Ave., New York, NY 10017 ("Grantor"), for and in consideration of Seventy Six Thousand Four Hundred Seventy Five and No/100 Dollars (\$76,475.00), in hand paid, bargains, sells, and conveys to Marinus J. Rouw and Jill A. Rouw, a married couple, whose mailing address is P. O. Box 1545, 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:

That portion of Lot 3, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, according to the plat thereof, recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of the West 10 feet of the said Lot 3;  
Thence North 02°05'28" West along the East line of the said West 10 feet, a distance of 86.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet;  
Thence Northeasterly and Easterly along said curve through a central angle of 89°59'57" and an arc distance of 39.27 feet;  
Thence North 87°54'29" East, a distance of 46.95 feet;  
Thence South 02°05'31" East, a distance of 111.37 feet to the South line of the said Lot 3;  
Thence South 87°54'19" West along the said South line, a distance of 71.95 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Assessor's Property Tax Parcel/Account Number: P76887 / 4169-002-004-0019

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.

1 *h*

(Signature Page to Bargain and Sale Deed)

Dated: 1/2/14

GRANTOR:  
JPMorgan Chase Bank, National Association

By: [Signature]  
Name: Tricia Foldessy  
Its: vice President

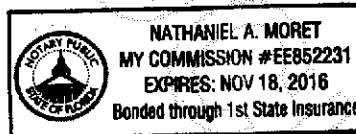
STATE OF ~~WASHINGTON~~ Florida )  
 )-ss  
COUNTY OF Broward )

I certify that I know or have satisfactory evidence that Tricia Foldessy 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 vice President of JPMorgan Chase Bank, National Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

She / He is personally known to me.

Dated: 1/2/14

[Signature]



Notary Public in and for the State of Florida

My appointment expires: 11/18/16

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201401030020

## 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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*[Handwritten signature]*



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