



201402140076

Skagit County Auditor

\$74.00

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## AFTER RECORDING MAIL TO:

Erin Sanders  
106 Hill Crest Ave  
Electric City, WA 99123

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2014481

FEB 14 2014

Amount Paid \$859.<sup>40</sup>

Skagit Co. Treasurer

By *Wm* Deputy

CHICAGO TITLE

620019620

BARGAIN AND SALE DEED

JPMorgan Chase Bank, National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, WA 32256 ("Grantor"), for and in consideration of Forty Eight Thousand Dollars (\$48,000.00), in hand paid, bargains, sells, and conveys to Erin T. Sanders, a single woman whose mailing address is 106 Hill Crest Ave, Electric City, WA 99123 ("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 6 and 11, Block 3, "Everett's Second Addition to Concrete, Skagit County, Wash.", as per Plat recorded in Volume 4 of Plats, Page 13, Records of Skagit County, Washington. Situate in the Town of Concrete, County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number: 4061-003-011-0009, 4061-003-006-0006

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: February 4, 2014

GRANTOR: JPMorgan Chase Bank, National Association

By: [Signature] 2-4-2014

Name: VJOSA DEVOLLI

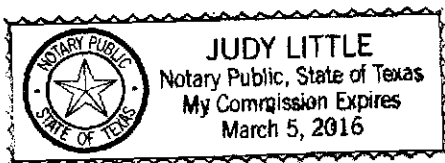
Its: VICE PRESIDENT

STATE OF Texas  
COUNTY OF DENTON )-ss

I certify that I know or have satisfactory evidence that VJOSA Devolli is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the V.P. of JPMORGAN Chase Bank N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/4/2014

Notary Public in and for the State of Texas  
My appointment expires: 3/5/14



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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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