



201402210106

Skagit County Auditor

\$73.00

2/21/2014 Page

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2 1:39PM

When recorded return to:

Erik H. Pedersen

1288 Arrezo Drive

Sedro Woolley, WA 98284

### BARGAIN AND SALE DEED

GUARDIAN NORTHWEST TITLE CO.

106604-2  
THE GRANTOR(S) The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2004-7

for and in consideration of Ten dollars and other valuable consideration

in hand paid, grants, bargains, sells, and conveys to Erik H. Pedersen, a married man as his sole and separate property,

the following described estate, situated in the County of Skagit, State of Washington:

Real property in the County of Skagit, State of Washington, described as follows:

Lot 12, Sauk Mountain View Estates - South, a Planned Residential Development, according to the Plat thereof recorded June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington.

Tax Parcel Number(s): 4819-000-012-0000 (P120673)

Dated: January 9, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014552  
FEB 21 2014

Amount Paid \$ 2586.00  
Skagit Co. Treasurer  
By MB Deputy

The Bank of New York Mellon, f/k/a The Bank of New York,  
successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset  
Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through  
Certificates, Series 2004-7 by Wells Fargo Bank, N.A., Attorney in Fact

By: Sharon Glover 1/9/14

Name: Sharon Glover  
VP Loan Documentation

It's: \_\_\_\_\_

State of California )

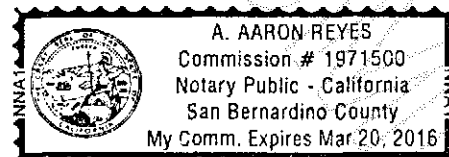
County of San Bernardino )

On January 9, 2014 before me, A. Aaron Reyes, Notary Public  
personally appeared Sharon Glover,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]

(Seal)

