



AFTER RECORDING MAIL TO:

James Moldenhauer and Elizabeth Moldenhauer
23435 Gunderson Rd
Mount Vernon, WA 98273

Skagit County Auditor

\$73.00

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Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

107529

File No: **4251-2246381 (ST)**

Date: ~~July 31, 2014~~

August 8, 2014

Grantor(s): **Bank of America, N.A.**

Grantee(s): **James Moldenhauer and Elizabeth Moldenhauer**

Abbreviated Legal: **Section 24, Township 34 North, Range 4 East; Ptn. of NE of NW**

Additional Legal on page:

Assessor's Tax Parcel No(s): **340424-0-001-0007 (P27706)**

THE GRANTOR(S), Bank of America, N.A., for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, conveys to James Moldenhauer and Elizabeth Moldenhauer, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

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

That portion of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 34 North, Range 4 East, W.M., lying Northeasterly of County road known as Gunderson Road, EXCEPT that portion conveyed to Skagit County by Deed recorded June 12, 1986, under Auditor's File No. 8606120022, situate in the County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20143120

AUG 27 2014

Amount Paid \$ 2,250.⁵⁶

Skagit Co. Treasurer

By *man* Deputy

LPB 15-05

APN: 340424-0-001-0007
(P27706)

Bargain and Sale Deed

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Bank of America, N.A.

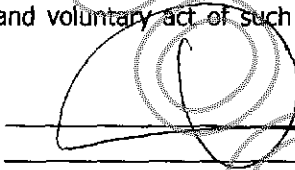
By:


By: Name: Judy Shu
Title: Assistant Vice President

STATE OF AZ)
)-ss
COUNTY OF MARICOPA)

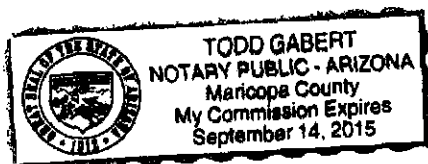
I certify that I know or have satisfactory evidence that Judy Shu, Assistant Vice President is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the of **Bank of America, N.A.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/8/2014


Notary Public in and for the State of AZ

Residing at: MARICOPA

My appointment expires: 9/14/15



201408270021

Skagit County Auditor

\$73.00

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