

POOR ORIGINAL



201411190042

Skagit County Auditor

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\$78.00
5 2:12PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144375

NOV 19 2014

AFTER RECORDING MAIL TO:

Jon Stables and Vicky A. Stables
1314 31st Street
Anacortes, WA 98221

Amount Paid \$ 3209.

Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE

620020834

BARGAIN AND SALE DEED

JPMorgan Chase Bank, National Association, a National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of One Hundred Eighty Thousand Dollars (\$180,000.00), in hand paid, bargains, sells, and conveys to Jon Stables and Vicky A. Stables, husband and wife whose mailing address is 3908 Commercial Ave, Anacortes, WA 98221 ("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 16, 17 and the East 23.5 feet of Lot 18, Block 9, "J.M. Moore's Addition to Anacortes", according to the Plat thereof recorded in Volume 1 of Plats, Page 32, records of Skagit County, Washington

Assessor's Property Tax Parcel/Account Number: P57948

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: NOV 12 2014 *e*

GRANTOR: JPMorgan Chase Bank, National Association, a National Association

By: NOV 12 2014
Name: Jill Kelsey
Its: Vice President

STATE OF _____)
COUNTY OF _____) -ss

I certify that I know or have satisfactory evidence that _____ 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 _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of _____
My appointment expires: _____

e

See Attached
Notary Acknowledgement



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\$76.00

Notary Acknowledgement

STATE OF FLORIDA

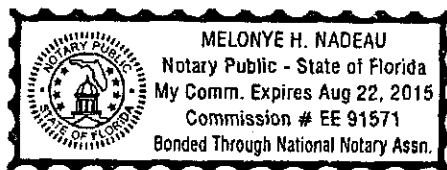
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 12, 2014, by Jill Kelsey, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

Melonye H. Nadeau
Notary Public

(seal)

Printed Name: Melonye H. Nadeau



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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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EXHIBIT B

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.



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