



Skagit County Auditor  
5/29/2015 Page

1 of

\$74.00

3 11:45AM

POOR ORIGINAL

AFTER RECORDING MAIL TO:  
Chad L Ramsey and LaDawn M Ramsey  
5884 Cedar Dr  
Bow, WA 98232

CHICAGO TITLE

620024045

**BARGAIN AND SALE DEED**

Bank of America, National Association, a National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Four Hundred Twenty Thousand Dollars (\$420,000.00), in hand paid, bargains, sells, and conveys to Chad L Ramsey and LaDawn M Ramsey, husband and wife whose mailing address is 3062 Old Hwy 99, Burlington, WA 98232 ("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:

LOT 3, SHORT PLAT NO. 95-040, APPROVED JANUARY 10, 1997, IN VOLUME 12 OF SHORT PLATS, PAGES 178 TO 180, INCLUSIVE, UNDER AUDITOR'S FILE NO. 97011000062 AND BEING A PORTION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST W.M.

Assessor's Property Tax Parcel/Account Number: 360335-3-008-0000

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: MAY 05 2015

**GRANTOR:** Bank of America, National Association, a National Association, by JPMorgan Chase Bank, National Association, as attorney in fact

By: Shannon Flanagan

Name: Shannon Flanagan

Its: Vice President

MAY 05 2015

2015 1945  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 29 2015

Amount Paid \$ 7481.00  
By AF Skagit Co. Treasurer Deputy

See Attached  
Notary Acknowledgement

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: Bank of America, National Association, a National Association, by JPMorgan Chase Bank, National Association, as attorney in fact 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: \_\_\_\_\_

8

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 5, 2015, by Shannon Flanigan, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Bank of America, N.A., on behalf of the national association. He/she is personally known to me.

X Jessica Salinger  
Notary Public

(seal)

Printed Name: Jessica Salinger

