



201508140099

Skagit County Auditor

\$75.00

8/14/2015 Page

1 of

4 2:19PM

AFTER RECORDING MAIL TO:

Marilyn G Nalbach
3215 21st St #A
Everett, WA 98201

BARGAIN AND SALE DEED

JPMorgan Chase Bank, National Association, a National Association whose mailing address is 3415 Vision Drive, Columbus, OH 43219 ("Grantor"), for and in consideration of Ninety Thousand Dollars (\$90,000.00), in hand paid, bargains, sells, and conveys to Marilyn G Nalbach, an unmarried person, whose mailing address is 3215 21st St #A, Everett, WA 98201 ("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 45, PLAT OF BAKERVIEW WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 13 THROUGH 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4719-000-045-0000

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)

DB1/67070348.2

2914 Schuller PL
SH

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153218

AUG 14 2015

Amount Paid \$1607.⁰⁰

Skagit Co. Treasurer

By HP Deputy

(Signature Page to Bargain and Sale Deed)

Dated: 8-5-15

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

By: Sharon Ray
Name: Sharon Ray
Its: Vice President

2914 Schiller Pl
St

DB1/67070348.2

Notary Acknowledgment

STATE OF OHIO

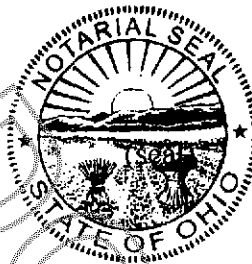
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this August 5, 2015, by Sharon Ray, the Vice President of *JPMorgan Chase Bank, NA*, a National Association organized under the laws of the United States of America. She is personally known to me.

X

Caitin Marquardt

Notary Public



CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019

Printed Name: Caitin Marquardt

2914 Schuller Pl

St

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.

2914 Schuller
St