

Recording requested by:

Return Address:

Breckenridge Property Fund 2016 LLC
2015 Manhattan Beach Blvd #100
Redondo Beach, CA 90278

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3088

Jul 07 2021

Amount Paid \$3677.00
Skagit County Treasurer
By Josie L Bear Deputy

Title(s) <i>Bargain and Sale Deed</i>
Reference Number(s) of Documents assigned or released:
Grantor(s) JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Grantee(s) BRECKENRIDGE PROPERTY FUND 2016. LLC
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) <i>Lot 3 SP SW 09-96 PTN Replat of Junctions Add, Skagit County, WA.</i>
Assessor's Property Tax Parcel/Account Number 4166-031-000-0200, P113444
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING MAIL TO:
BRECKENRIDGE PROPERTY FUND 2016 LLC
2015 MANHATTAN BEACH BLVD #100
Redondo Beach, CA 90278

BARGAIN AND SALE DEED

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose mailing address is **1400 CHERRINGTON PARKWAY, CORAOPOLIS, PA 15108** ("Grantor"), for and in consideration of \$229,500.00 (Two Hundred Twenty Nine Thousand Five Hundred Dollars and Zero Cents), in hand paid, bargains, sells, and conveys to **BRECKENRIDGE PROPERTY FUND 2016, LLC**, whose mailing address is **2015 MANHATTAN BEACH BLVD #100, REDONDO BEACH, CA 90278** ("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:

All that Certain Parcel of Land Situated in The County of Skagit and State of Washington Being Known and Designated as Follows: Lot 3 of Sedro-Woolley Short Plat No. SW 09-96, Approved June 30, 1998, Recorded July 15, 1998, in Book 13 of Short Plats, Page 146, Under Auditor's File No. 9807150090, Records of Skagit County, Washington, and Being a Portion of Block 31, "Replat of The Junction Addition to Sedro", as Per Plat Recorded in Volume 3 of Plats, Page 48, Records of Skagit County, Washington. Situate in The City of Sedro-Woolley, County of Skagit, State of Washington. Together with a 1998 50 x 26 Lamplighter Mobile Home, Title Eliminated under Auditor's File No. 200110240025. ABBREVIATED LEGAL: LOT 3 SP SW 09-96 PTN REPLAT OF JUNCTION ADD TAX ID: P113444/4166-031-000-0200

Property Address is: 604 REED ST, Sedro Woolley, WA 98284

Assessor's Property Tax Parcel/Account Number: 4166-031-000-0200, P113444

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: JUL 02 2021

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: [Signature] JUL 02 2021Name: Timothy J WilsonIts: Authorized SignerSTATE OF Ohio)

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COUNTY OF Franklin)

I certify that I know or have satisfactory evidence that Timothy J Wilson 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 Authorized Signer of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: JUL 02 2021

[Signature] Heather Craft
 Notary Public in and for the State of Ohio
 My appointment expires: Sept 17, 2024



HEATHER CRAFT
 Notary Public, State of Ohio
 My Commission Expires 09-17-2024

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069.

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.