

AFTER RECORDING MAIL TO:  
JAGDEEP SANDHU AND KULJIT SHOKER  
905 20<sup>th</sup> St.  
Anacortes, WA 98221



10/18/2011 Page 1 of 3 11:04AM

CHICAGO TITLE  
620012129

BARGAIN AND SALE DEED

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of SEVENTY-THREE THOUSAND THREE HUNDRED NINETY-FIVE AND NO/100 Dollars (\$73,395.00), in hand paid, bargains, sells, and conveys to JAGDEEP SANDHU AND KULJIT SHOKER, HUSBAND AND WIFE, whose mailing address is 15705 S. Deception Shores Drive, 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:

Lot 7, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, recorded on September 10, 2001, under Skagit County Auditor's File No. 200109100117, records of Skagit County, Washington; situate in a portion of Government Lots 3, 4, 5 and 6, Section 24, Township 34, North Range 1 East, W.M., records of Skagit County, Washington. Situated in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number: P118300 4780-000-007-0000

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)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113115  
OCT 18 2011

Amount Paid \$ 1311.44  
Skagit Co. Treasurer  
By *MM* Deputy

(Signature Page to Bargain and Sale Deed)

Dated: October 7, 2011

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Kristy Wright

Name: Kristy Wright  
Vice President

Its: \_\_\_\_\_

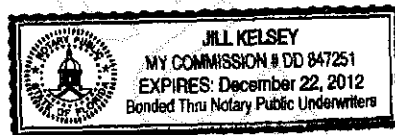


STATE OF ~~WASHINGTON~~ <sup>Kw</sup> **Florida** )  
 )-ss  
COUNTY OF Duval )

I certify that I know or have satisfactory evidence that Kristy Wright 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 Vice President 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: October 7, 2011

Jill Kelsey  
Notary Public in and for the State of Washington  
My appointment expires: 12-22-2012



201110180138  
Skagit County Auditor

**EXHIBIT A** *kw*

**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.



201110180138  
Skagit County Auditor