



201305060202

Skagit County Auditor

\$77.00

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AFTER RECORDING MAIL TO:

Franklin D. Krook and Nancy L. Krook
15102 Nookachamps Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131647

MAY 06 2013

CHICAGO TITLE

620017779

Amount Paid \$ 2,141.00
Skagit Co. Treasurer
By *nam* Deputy

BARGAIN AND SALE DEED

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4 who acquired title as Wells Fargo Bank, National Association as Trustee for the Structured Asset Mortgage Investments II Inc. Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4, a National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of One Hundred Twenty Thousand Dollars (\$120,000.00), in hand paid, bargains, sells, and conveys to Franklin D. Krook and Nancy L. Krook, a married couple, whose mailing address is 11065 View Ridge Dr, Burlington, WA 98233 ("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:

See Legal Description Attached As Exhibit "B"

PTM. NW NE 23-34-4

Assessor's Property Tax Parcel/Account Number: P27615

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: 5-02-2013

GRANTOR: Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4 who acquired title as Wells Fargo Bank, National Association as Trustee for the Structured Asset Mortgage Investments II Inc. Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4, a National Association by JPMorgan Chase Bank, National Association, its Attorney-in-Fact

By:

Name: Richard Dodd

Its: Vice President

STATE OF _____)

) -ss

COUNTY OF _____)

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: _____

See Attached
Notary Acknowledgement

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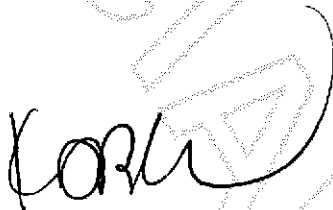
\$77.00

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 2, 2013, by Richard Dodd, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4 who acquired title as Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II Inc. Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4, on behalf of the corporation. He/she is personally known to me.

X

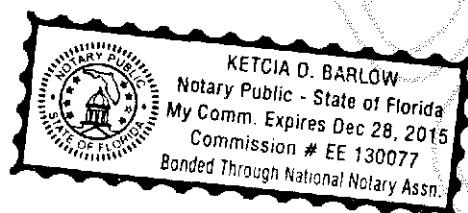


Notary Public

(seal)

Printed Name: _____

Ketcia D. Barlow



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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

Legal Description

See attached

PARCEL "A": THAT PORTION OF THE NORTHWEST OF THE NORTHEAST OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID NORTHWEST OF THE NORTHEAST, 621 FEET 11 INCHES EAST OF THE WEST LINE OF SAID NORTHWEST OF THE NORTHEAST; THENCE SOUTH 80 FEET TO A POINT 181.5 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE EAST 160 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO GRANT S. ORSBORN AND VIOLET H. ORSBORN, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 473084; THENCE NORTH TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF THE NORTHWEST OF THE NORTHEAST OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID NORTHWEST OF THE NORTHEAST, 621 FEET 11 INCHES OF THE WEST LINE OF SAID NORTHWEST OF THE NORTHEAST; THENCE SOUTH 80 FEET; THENCE EAST 160 FEET TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO GRANT S. ORSBORN AND VIOLET H. ORSBORN, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 473084; THENCE NORTH 80 FEET TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE WEST 160 FEET TO THE POINT OF BEGINNING, SITUATE IN SKAGIT COUNTY, WASHINGTON.

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EXHIBIT B

Order No.: 620017779

For APN/Parcel ID(s): P27615 / 340423-0-015-0002

PARCEL A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the County Road along the North line of said Northwest Quarter of the Northeast Quarter, 621 feet 11 inches East of the West line of said Northwest Quarter of the Northeast Quarter;

Thence South 80 feet to the true point of beginning;

Thence South to a point 181.5 feet South of the North line of said Section;

Thence East 160 feet, more or less, to the West line of that certain tract conveyed to Grant S. Orsbom and Violet H. Orsbom, by deed recorded under Auditor's File No. 473084, records of Skagit County, Washington;

Thence North to a point East of the point of beginning;

Thence West to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the County Road along the North line of said Northwest Quarter of the Northeast Quarter, 621 feet 11 inches East of the West line of said Northwest Quarter of the Northeast Quarter;

Thence South 80 feet;

Thence East 160 feet to the West line of that certain tract conveyed to Grant S. Orsbom and Violet H. Orsbom, by deed recorded under Auditor's File No. 473084, records of Skagit County, Washington;

Thence North 80 feet to the South line of the County road;

Thence West 160 feet to the point of beginning.

Situated in Skagit County, Washington



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