



201305310142

Skagit County Auditor \$75.00
5/31/2013 Page 1 of 4 3:01PM

POOR ORIGINAL

AFTER RECORDING MAIL TO:
Ronald J. Costello and Lynn Costello
1062 Aspen Lane
Burlington, WA 98233

CHICAGO TITLE
620017998

BARGAIN AND SALE DEED *ce*

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 Inc. Bear Stearns Mortgage Funding Trust 2007-ARI, Mortgage Pass-Through Certificates Series 2007-AR1, a National Association whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Two Hundred Ten Thousand Dollars (\$210,000.00), in hand paid, bargains, sells, and conveys to Ronald J. Costello and Lynn Costello, husband and wife as joint tenants, whose mailing address is 1207 NE 161st Court, Vancouver, WA 98684 ("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, Aspen Lane, according to the Plat thereof recorded June 23, 2006, under Auditor's File No. 200606230188, records of Skagit County, Washington

Assessor's Property Tax Parcel/Account Number: P124715

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
20132031
MAY 31 2013

DB1/67070348.2

Amount Paid \$ 3,743.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Notary Acknowledgment

STATE OF FLORIDA

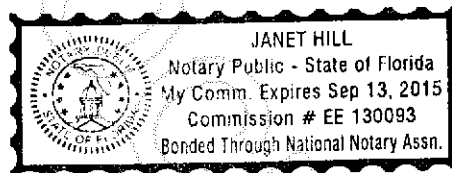
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 13, 2013, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, NA, 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 Inc., Bear Stearns Mortgage Funding Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1, on behalf of the corporation. He/she is personally known to me.

X Janet Hill
Notary Public

(seal)

Printed Name: Janet Hill



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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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