



201401020101

Skagit County Auditor

\$75.00

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4 1:28PM

AFTER RECORDING MAIL TO

Lawrence Walter Stoulig, III
14094 Madrona Drive
Anacortes, WA 98221

CHICAGO TITLE
620019982

BARGAIN AND SALE DEED

KS

Raymond James Bank whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Three Hundred Twenty Thousand and 00/100ths Dollars (\$320,000.00) in hand paid, bargains, sells, and conveys to Lawrence Walter Stoulig, III* whose mailing address is 14094 Madrona 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:

*an unmarried man

Parcel "A": Lot 20, "Plat of Rancho San Juan Del Mar, Subd. No. 11", as per Plat recorded in Volume 9 of Plats, Pages 84 and 85, records of Skagit County, Washington. Together with an undivided 1/23rd interest in and to the following described Tract of land for the purpose of giving each owner beach access: The North 26 feet of Lot 1 as measured on the West side thereof, of "Plat of Rancho San Juan Del Mar, Subd. No. 11", as per Plat recorded in Volume 9 of Plats, Pages 84 and 85, records of Skagit County, Washington, except the North 6 feet thereof. Situate in the County of Skagit, State of Washington. Parcel "B": That portion of government Lot 3, Section 11, Township 34 North, Range 1 East, W.M., described as follows: Beginning at the most Southerly corner of Lot 20, "Plat of Rancho San Juan Del Mar, Subd. No. 11", as per Plat recorded in Volume 9 of Plats, Pages 84 and 85, records of Skagit County, Washington; thence North 38 degrees 58'45" West a distance of 122.51 feet to the Northwest corner of said Lot 20 and the true point of beginning; thence continue North 38 degrees 58'45" West to the line of ordinary high tide; thence Northeasterly along the line of ordinary high tide to a point which lies North 38 degrees 58'45" west from the most Northerly corner of said lot 20; thence South 38 degrees 58'45" East to the most Northerly corner of said Lot 20; thence South 50 degrees 13'14" West a distance of 129.64 feet to the true point of beginning. Situate in the County of Skagit, State of Washington.

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Assessor's Property Tax Parcel/Account Number: P68454 and P102255

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.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20148

JAN 01 2014

Amount Paid \$ 5701⁰⁰
Skagit Co. Treasurer
By MG Deputy

Dated: November 18, 2013

FR

GRANTOR:

Raymond James Bank, by JPMorgan Chase Bank, National Association, its attorney in fact

By: Ketcia D. Barlow 11/18/2013

Name: Ketcia D. Barlow

Its: Vice President

STATE OF _____)
COUNTY OF _____)-ss

I certify that I know or have satisfactory evidence that _____ [Name] 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 _____ [Title] of Raymond James Bank, by JPMorgan Chase Bank, National Association as attorney in fact 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

DB1/67070348.2

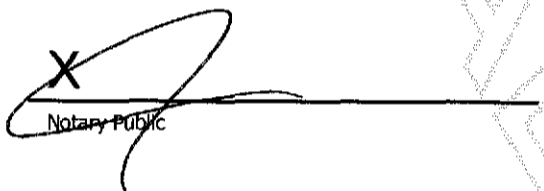


Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 18, 2013, by Ketcia D. Barlow, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Raymond James Bank, on behalf of the corporation. He/she is personally known to me.


Notary Public
Printed Name: Jill Kelsey

(seal)

JB



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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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