



201508140065

Skagit County Auditor \$75.00
8/14/2015 Page 1 of 4 12:01PM

AFTER RECORDING MAIL TO:

Norma J Hyland
Robert F Czachor
P.O. Box 96
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153201

AUG 14 2015

Amount Paid \$
Skagit Co. Treasurer

958.19

By: [Signature] Deputy

CHICAGO TITLE 620024791

BARGAIN AND SALE DEED

JPMorgan Chase Bank, National Association, a National Association whose mailing address is 3415 Vision Drive, Columbus, OH 43219 ("Grantor"), for and in consideration of Fifty Three Thousand Five Hundred Fifty Dollars (\$53,550.00), in hand paid, bargains, sells, and conveys to Norma J Hyland and Robert F Czachor, wife and husband, whose mailing address is 24078 Old Day Creek Road, Sedro Woolley, Washington, 98284 ("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:

Tract 3 of Short Plat No. 91-12, located in the East half of the Southwest Quarter of Southeast Quarter of Section 11, Township 35 North, Range 4 East, W.M., approved May 1, 1991 and recorded in Volume 9 of Short Plats, Page 355, under Auditor's File No. 9105060007, records of Skagit County, Washington, and as further identified by Survey recorded January 28, 1993 under Auditor's File No. 9301280001 in Volume 13 of Surveys, Page 193, records of Skagit County, Washington. Situated in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number: 350411-4-004-0300 / P100986

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: 8-6-2015

GRANTOR: JPMorgan Chase Bank, National Association

By:  8-6-2015

Name: Christie I Partlo

Its: Vice President

CD

Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this August 6, 2015, by Christie Partlo, the Vice President of *JPMorgan Chase Bank, NA*, a National Association organized under the laws of the United States of America. She is personally known to me.

X Henry L. Walters
Notary Public

(seal)

Printed Name: Henry L. Walters

DB1/67070348.2



HENRY L. WALTERS
Notary Public, State of Ohio
My Comm. Expires 05/11/2019

UNOFFICIAL DOCUMENT

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.

CP