

**201806050050**06/05/2018 01:56 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor**RECORDING REQUESTED BY:
SERVICELINK****WHEN RECORDED RETURN TO:
COREY LYNN GEORGE
JILIAN M. GEORGE
2311 HICKORY DR.
ANACORTES, WA 98221**

DOCUMENT TITLE(S) BARGAIN AND SALE DEED
Reference Number(s) of Documents assigned or released:
GRANTOR(S) THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-19 MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-19
GRANTEE(S) COREY LYNN GEORGE AND JILIAN M. GEORGE, JUSBAND AND WIFE
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) <i>Skagit WA</i> LOT W, FIDALGO BAY ADD. TO ANAC. MAP OF AGGREGATION
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: P60737
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:

Corey Lynn George
Jilian M. George
2311 Hickory Dr.
Anacortes, WA 98221

Escrow No: WA-2399-EO

BARGAIN AND SALE DEED

THE GRANTOR, **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-19 Mortgage Pass-Through Certificates, Series 2006-19**, for and in consideration of Ten Dollars and other valuable consideration in hand paid, bargains, sells, and conveys to:

Corey Lynn George and Jilian M. George, Husband and Wife

the following described real property, situated in the County of **Skagit**, State of **Washington**:

LOT W, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION," RECORDED IN VOLUME 12 OF SURVEYS, PAGES 147 AND 148, UNDER AUDITOR'S FILE NO. 9204200040, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF BLOCKS 15 THROUGH 32, "FIDALGO BAY ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
ABBREVIATED LEGAL: LOT W, FIDALGO BAY ADD. TO ANAC. MAP OF AGGREGATION
PARCEL ID: P60737

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

SUBJECT TO the following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- a) All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- b) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182383
JUN 05 2018

Amount Paid \$ 13,515.20
Skagit Co. Treasurer
By *HJB* Deputy

Page 1 of 2

- d) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- e) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) Any conditions that would be revealed by a physical inspection and survey of the Property.

Dated: 5.18.18

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-19 Mortgage Pass-Through Certificates, Series 2006-19

By: [Signature]
New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney in Fact

Name: Shawn Garrison
Title: AVP

STATE OF SC
COUNTY OF GREENVILLE ss.

On 5.18.18 before me Philip B Brown, Notary Public, personally appeared Shawn Garrison who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of SC that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Dated: 5.18.18

Notary name printed or typed: Philip B Brown
Notary Public in and for the State of SC
Residing at [Signature]
My appointment expires: [Signature]

