UNOFFICIAL DOCUMENT

201102020065
Skagit County Auditor
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Commitment Number: 2270297
Seller's Loan Number: 0691089486

After Recording Return To:
DANIEL J. LOFSTROM
625 POPLAR PL, BURLINGTON, WA 98233

CHICAGO TITLE
620010445

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
P107053

SPECIAL/LIMITED WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 7301 **Baymeadows Way, 2nd Floor, Jacksonville, FL 32256, Mail Code: FL5-7317**, hereinafter grantor, for $169,500.00 (One Hundred and Sixty-Nine Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **DANIEL J. LOFSTROM,*** hereinafter grantee, whose tax mailing address is **625 POPLAR PL, BURLINGTON, WA 98233**, the following real property:

LOT 23, PLAT OF MONROE STREET ADDITION

See EXHIBIT A

Property Address is: 625 POPLAR PL, BURLINGTON, WA 98233

* AN UNMARRIED MAN AS ~~HXXX~~ HIS SEPARATE ESTATE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
319
FEB 02 2011
Amount Paid $ 3022.10
Skagit Co. Treasurer
By mam Deputy

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **201004280145**

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Executed by the undersigned on 11-19, 2010:

JPMorgan Chase Bank, National Association

By: Molly Schenck

Its: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on 11-19, 2010 by Molly Schenck its Vice President on behalf of **JPMorgan Chase Bank, National Association**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CHERYL THAYER
MY COMMISSION # EE 017077
EXPIRES: August 15, 2014
Bonded Thru Notary Public Underwriters

Notary Public

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Lot 23, PLAT OF MONROE STREET ADDITION, according to the plat thereof, recorded in Volume 16 of Plats, pages10 through 12, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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