

When recorded return to:

Mr. and Mrs. Eric Graham
457 Stein Lane
Camano Island, WA 98282



200706290118
Skagit County Auditor

6/29/2007 Page 1 of 1 11:29AM

Filed for Record at Request of
First American Title of Island County
Escrow Number: L541818

BARGAIN AND SALE DEED

FIRST AMERICAN TITLE CO.

90743-1

THE GRANTOR Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-12, or and in consideration of 200 Dollars and other good and valuable consideration, in hand paid, bargains, sells, and conveys to Eric Graham and Jody I Graham, husband and wife the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lots 1 And 2, Block 1, ZINDORF'S FIRST ADDITION TO MOUNT VERNON, WASHINGTON, according to the Plat thereof filed in Volume 3 of Plats at Page(s) 12A, records of **Skagit** County, **Washington**.
Subject to: **NONE**

Tax Parcel Number(s): **3768-001-002-0002 / P54840**

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: **June 22, 2007**

Bank of New York as trustee

By: 

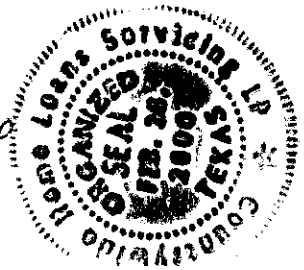
Pam Heathcote, Assistant Secretary

STATE OF Arizona }
COUNTY OF Maricopa } SS:

3066
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2007

Amount Paid \$ 2728.40
By JRM Skagit Co. Treasurer Deputy



I certify that I know or have satisfactory evidence that Pam Heathcote [is/are] the person[s] who appeared before me, and said person[s] acknowledged that [* he/she/they] signed this instrument, on oath stated that [* he is/she is/they are] authorized to execute the instrument and acknowledged it as the Assistant Secretary of **Countrywide Home Loans Servicing LP** as Attorney in Fact for the Bank of New York, as Trustee to be the free and voluntary act and deed of said Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Dated: June 27, 2007



S
Notary name printed: James Ryan Row
Notary Public in and for the State of Arizona
Residing at Maricopa County
My appointment expires: 11/29/2009