

AFTER RECORDING MAIL TO:

Bradley L. Seholm and Regina T. Seholm
1727 S 30th St
Mount Vernon, WA 98274



200807080044

Skagit County Auditor

7/8/2008 Page

1 of

3 1:25PM

BARGAIN AND SALE DEED

Escrow No. 29681

Title Order No. 93615

Legal Description (abbreviated):

95084-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S), U.S. National Association, as Trustee, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm(s) to Bradley L. Seholm and Regina T. Seholm, husband and wife the following described real estate, situated in the county of Skagit, State of Washington:

Lot 12, "LITTLE MOUNTAIN ADDITION NO. 2", as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number(s): 4601-000-012-0001 (P102984)

Subject to: See Exhibit "A" Attached Hereto And Made A Part Hereof

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) 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 do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

2218
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 08 2008

Amount Paid \$
Skagit Co. Treasurer
By Deputy

4392.70

Sp

LPB-15

Dated: 6/13/2008

U.S. Bank National Association as Trustee by attorney in fact Residential Funding Company, LLC fka
Residential Funding Corporation.

BY: Patti Kovacs

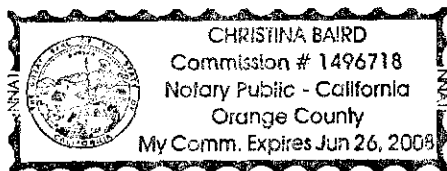
STATE OF California

COUNTY OF Orange ss.

I Patti Kovacs certify that I know or have satisfactory evidence that
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 was/she was/they were authorized to execute the
instrument and acknowledged it as the _____ of
_____ to be the free and voluntary act of such party(ies) for
the uses and purposes mentioned in this instrument.

Dated: 6/13/08

Christina Baird
Notary Public in and for the State of California
residing at 12111, CA
My Commission Expires: 6/26/08



LPB-15



200807080044
Skagit County Auditor

Exhibit "A"

Subject To: Second 1/2 2008 and future real estate taxes;
Easements, Restrictions or other exceptions as follows:

Reservations contained in Deed, Recorded: December 8, 1989;
Auditor's File No. 8912080068;

Matters as disclosed and/or delineated on the face of the
following Plat/Subdivision: Plat/Subdivision Name: Little
Mountain Addition No. 2, Recorded: May 5, 1993, Auditor's
File No. 9305050045;

Agreement, and the terms and conditions thereof, Dated: June
30, 1992, Recorded: August 18, 1992, Recording No. 9208180004;
Protective Covenants and/or Easements, but omitting Restrictions,
if any, based on Race, Color, Religion or National Origin, Recorded
September 21, 1993, Recording No. 9309210090.



200807080044
Skagit County Auditor