



200807250044

Skagit County Auditor

7/25/2008 Page

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3 11:15AM

Return Address:

Name Mr. & Mrs. BettsAddress 3921 W 12th St.City, State, Zip Anacortes, WA 98221

CHICAGO TITLE CO.

1044438

562713 325696607

BARGAIN AND SALE DEED

THE GRANTOR U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 (hereinafter referred to as the Grantor), for and in consideration of the sum of Three Hundred Fifty three thousand six Dollars (\$353,600.00), in hand paid, bargains, sells and conveys to: hundred

Scott L. Betts and Nadine D. Betts, husband and wife.

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, Rock Ridge West, according to the Plat thereof recorded March 25, 2002, under Auditor's File No. 200203250231, Records of Skagit County, Washington.

Assessor's Tax Parcel ID # 47920000050000

"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."

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

- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) 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;
- (3) 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;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) 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

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

The Grantor for **[* himself, herself, themselves]** and for **[*his/her/their]** 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 implications, 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/they]** will forever warrant and defend the said described real estate.

Dated July 11, 2008

U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3

By Barclays Capital Real Estate Inc., a Delaware Corporation, dba HomEq Servicing, attorney in fact

By: _____

Noriko Colston

Printed Name:

Assistant Secretary

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Its: _____

JUL 25 2008

STATE OF _____ }
} ss.

COUNTY OF _____ }

Amount Paid \$ 6299.08
By MF Skagit Co. Treasurer Deputy

On this _____ day of _____, before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared _____

_____ to me known to be the _____ of Barclays Capital Real Estate Inc., a Delaware Corporation, dba HomEq Servicing, attorney in fact for U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3, a national banking association that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said national banking association, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of _____, residing at _____

Stamp or Seal



200807250044

Skagit County Auditor

State of California }
County of Sacramento } ss.

On 07/11/08 before me, **H. Clapp**, Notary Public, personally appeared **Noriko Colston**, 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 California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

H. Clapp
Notary signature



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Skagit County Auditor