



200901090047

Skagit County Auditor

1/9/2009 Page

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1 11:21AM

When recorded return to:

Mark R Beppler and Beverly D Beppler
3211 NW 59th St
Seattle, WA 98107

GUARDIAN NORTHWEST TITLE CO.

96232

BARGAIN AND SALE DEED

Escrow No.: 7777.81840JK
Title Order No.: 96232

THE GRANTOR(S)

US Bank National Association, as Trustee for Structured Asset Securities Corporation 2007-BC2

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to

Mark R Beppler and Beverly D Beppler, husband and wife

the following described real estate, situated in the of Skagit, State of Washington:

Lot 3, "Plat of Rancho San Juan Del Mar Subdivision No 10", as per plat recorded in Volume 9 of Plats, Pages 28 and 29, records of Skagit County, Washington.

Tax Parcel Number(s): P68418

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.

Dated: 1/7/09

US Bank National Association, as Trustee for
Structured Asset Securities Corporation
2007-BC2

BY: [Signature]
WELLS FARGO NA AS ATTY IN FACT

STATE OF SC
COUNTY OF Lancaster

I certify that I know or have satisfactory evidence that

Darryl Scott 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/she/they is/are authorized to execute the instrument and acknowledge it on behalf of Wells Fargo Bank, NA as attorney in fact of US Bank National Association, as Trustee for Structured Asset Securities Corporation 2007-BC2 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: JAN 07 2009 Charletta W Benjamin

Notary name printed or typed: Charletta W. Benjamin
Notary Public in and for the State of SC
Residing at Lancaster
My appointment expires _____

Charletta W. Benjamin
NOTARY PUBLIC
South Carolina
My Commission Expires 11/6/2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#50

JAN 09 2009

Amount Paid \$ 6413.00
Skagit Co. Treasurer
By [Signature] Deputy