

AFTER RECORDING MAIL TO:

Tony Nguyen
2888 East Fir Street
Mount Vernon, WA 98273



200903130011
Skagit County Auditor

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Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

95950

BARGAIN AND SALE DEED

File No: **4251-1313305 (MLP)**

Date: **February 17, 2009**

Grantor(s): **The Bank of New York Mellon Trust**
Grantee(s): **Tony Nguyen**
Abbreviated Legal: **TRACT 2, "THUNDERBIRD WEST"**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P80916**

4383-000-002-0007

THE GRANTOR(S), The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee-SURF 2005-BC1, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to **Tony Nguyen, an unmarried person,** the following described real estate, situated in the County of **Skagit,** State of **Washington.**

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

TRACT 2, "THUNDERBIRD WEST", ACCORDING TO THE PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 29 AND 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantor, 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 and not otherwise, he/she/they will forever warrant and defend the said described property.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

684
MAR 13 2009

LPB 15-05

Amount Paid \$ **2459.62**
Skagit Co. Treasurer
By *Mmm* Deputy

APN: P80916

Bargain and Sale Deed
- continued

File No.: 4251-1313305 (MLP)
Date: 02/17/2009

The Bank of New York Mellon Trust Company,
N.A. f/k/a The Bank of New York Trust
Company, N.A., as successor-in-interest to
JPMorgan Chase Bank, National Association,
as Trustee-SURF 2005-BC1

J. Lynn Burrow
By: LITTON LOAN SERVICING, LP,
ATTORNEY IN FACT

J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF

Tx

COUNTY OF

HARRIS)
)-SS

I certify that I know or have satisfactory evidence that J. LYNN BURROW of **LITTON LOAN SERVICING, LP**, 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 acknowledged it as the **ATTORNEY IN FACT** of **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee-SURF 2005-BC1** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

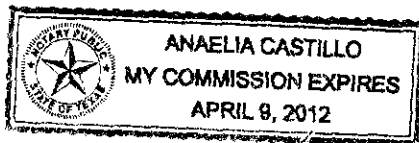
2/20/09

Anaelia Castillo

Notary Public in and for the State of Tx

Residing at: HARRIS CO, TX

My appointment expires: 4/9/2012



200903130011
Skagit County Auditor

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