

When recorded return to:

Mark L Hover
430 N 16th St
Mount Vernon, WA 98273



200904270164
Skagit County Auditor

4/27/2009 Page 1 of 2 1:46PM

Filed for Record at Request of
First American Title of Island County
Escrow Number: E1471

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

96656-1

THE GRANTOR The Bank of New York as Trustee for the Certificateholder's CWALT, Inc. Alternative Loan Trust 2006-32CB, Mortgage Pass-Through Certificates, Series 2006-32CB, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, bargains, sells, and conveys to Mark L. Hover, a single person the following described estate, situated in the County of Skagit, State of Washington:

Lot 25B, "REPLAT OF LOTS 24 AND 25, VIEW CREST ADDITION", according to the plat thereof recorded October 16, 2000 under Auditor's File No. 200010160009, records of Skagit County, Washington.

Subject to: See Exhibit "A" attached hereto and by reference made a part hereof

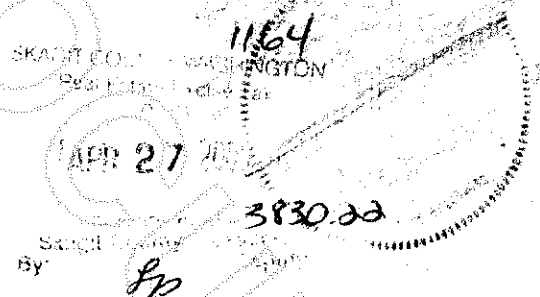
Tax Parcel Number(s): 4763-000-025-0100 P117255

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: April 13, 2009

The Bank of New York as Trustee for the Certificateholder's CWALT, Inc. Alternative Loan Trust 2006-32CB, Mortgage Pass-Through Certificates, Series 2006-32CB

By: Roseanne Silvestro Assistant Secretary

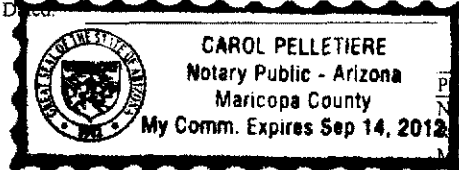


STATE OF Arizona }
COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that Roseanne Silvestro Assistant Secretary [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

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:



Carol Pelletiere
Printed name Carol Pelletiere
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

Exhibit "A"

A. RESERVATION CONTAINED IN DEED:

Executed by: W. M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: September 21, 1900
Auditor's No.: 34276
As Follows:

Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of Tax Deed dated December 15, 1920, and recorded December 30, 1920, under Auditor's File No. 146781, in Volume 6 of Mining Claims, page 567.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Replat of Lots 24 and 25 of View Crest Addition
Recorded: October 16, 2000
Auditor's No.: 200010160009

Said matters include but are not limited to the following:

All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.

Utility Sources:

Telephone G.T.E.
Power Puget Sound Energy
Television TCI Cablevision
Storm City of Mount Vernon
Sewer City of Mount Vernon
Gas Cascade Natural Gas Corp.
Water Public Utility District No. 1

Building Set Backs:

Front: 20' East Highland Avenue
20' North 17th Street
15' North 16th Street
(per approved variance)
Rear: 20'
Side: 5' Minimum with combined no less Than 15'

Know all men by these presents that Nathaniel Scott, as his separate property, and James N. Scott, as his separate property, Whidbey Island Bank, a Washington corporation, Island Construction & Utilities, Inc., owners in fee simple or contract purchasers and/or mortgage holders or lien holders, of the land hereby platted, declare this plat and dedicates to the use of the public forever, the streets, circles and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by, the present and future owners of the abutting private lot owners and their heirs, owners personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.



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Skagit County Auditor