

When recorded return to:

Mr. and Mrs. John F. LaMonte  
6184 Saxon Rd  
Acme, WA 98220



200905110229

Skagit County Auditor

Filed for Record at Request of  
First American Title of Island County  
Escrow Number: E1479

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**BARGAIN AND SALE DEED**

**96708 GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTOR** The Bank of New York as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-0C5 Mortgage Pass-Through Certificates, Series 2006-0C5, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, bargains, sells, and conveys to **John F. LaMonte and Katherine A. LaMonte**, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 16, "PLAT OF SUMMER MEADOWS", as per plat recorded in Volume 15 of Plats, Pages 176 through 178, inclusive, records of Skagit County, Washington,

EXCEPT that portion lying North of the following described line:

Beginning at the Northwesterly corner of said Lot 16; thence Easterly in a straight line to a point on the East line of said Lot 16, which point is South 1°46'20" East, a distance of 7 feet from the Northeasterly corner of said Lot 16, and the terminus of said line.

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

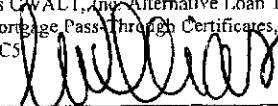
Tax Parcel Number(s): 4630-000-016-0005 (P106999)

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: May 5, 2009

The Bank of New York as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-0C5 Mortgage Pass-Through Certificates, Series 2006-0C5

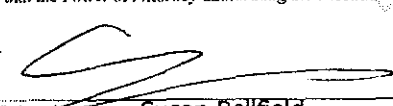
By:

  
Erica L. Williams, assistant secretary of BAC Home Loans Servicing LP, F/K/A  
STATE OF AZ Countrywide Home Loans, Servicing LP  
COUNTY OF Maricopa SS: as attorney in fact

I certify that I know or have satisfactory evidence that Erica L. Williams, 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 assistant secretary 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: May 5, 2009

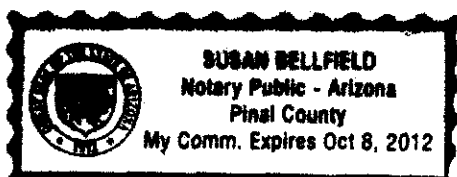
  
Printed name Susan Bellfield  
Notary Public in and for the State of AZ  
Residing at Maricopa  
My appointment expires October 8, 2012

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1336

LPB 15-05(1-1)  
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MAY 11 2009



Amount Paid \$ 3385.22  
Skagit Co. Treasurer  
By man Deputy

Exhibit "A"

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

In Favor Of: Puget Sound Power & Light Company  
Recorded: February 1, 1994  
Auditor's No: 9402010068  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way

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

Plat/Subdivision Name: Summer Meadows  
Recorded: July 13, 1994  
Auditor's No: 9407130077

Easement as delineated and/or dedicated on the face of the Plat:

Purpose: Utilities  
Affects: The exterior 10 feet of all lots adjacent to street

The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

It will be the builder's responsibility to achieve final grading on the individual lots in accordance with the approved grading plans.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

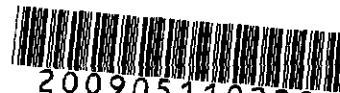
Recorded: July 15, 1994  
Auditor's No: 9407150146  
Executed by: Cornerstone Court Joint Venture

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: June 6, 1995  
Auditor's No: 9506060018  
Executed by: Cornerstone Court Joint Venture and Presidio Homes

ASSESSMENT OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: July 15, 1994  
Auditor's No.: 9407150146  
Imposed By: Cornerstone Court, Joint Venture



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