



200909220069

Skagit County Auditor

9/22/2009 Page 1 of 2 3:37PM

When recorded return to:

Mr. and Mrs. Frank R. Erwin  
1910 Tundra Loop  
Mount Vernon, WA 98273

Recorded at the request of:  
First American Title of Island County

File Number: E1611

**BARGAIN AND SALE DEED**

THE GRANTOR The Bank of New York Mellon, for the Certificateholders Alternative Loan Trust 2007-10CB Mortgage Pass-Through Certificates, Series 2007-10CB , or and in consideration of TEN DOLLARS AND NO/100 (\$10.00), and other valuable consideration in hand paid, bargains, sells, and conveys to Frank Erwin and Louella Erwin, a married couple the following described estate, situated in the County of Skagit, State of Washington:

Lot 13, "PLAT OF TRUMPETER MEADOWS", as per plat recorded on October 12, 2005, under Auditor's File No. 200510120048, records of Skagit County, Washington.

Tax Parcel Number(s): 4872-000-013-0000/P123475

GUARDIAN NORTHWEST TITLE CO.

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

97816-1

Dated: August 19, 2009

The Bank of New York Mellon, for the Certificateholders Alternative Loan Trust 2007-10CB Mortgage Pass-Through Certificates, Series 2007-10CB BAC Home Loans Servicing LP, aka Countrywide Home Loans Servicing LP, as attorney in fact

By: Becky J. Donnelly Assistant Secretary

STATE OF: Arizona }  
County Of: Maricopa } SS:

I certify that I know or have satisfactory evidence that Becky J. Donnelly [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 Bank of American Home Servicing LP as Attorney in Fact for The Bank of New York Mellon, 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.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 : August 20, 2009



[Signature]  
Notary Public in and for the State of: Arizona  
Residing at: Maricopa County  
My appointment expires: 05/10/2013

Exhibit "A"

A. RESERVATION CONTAINED IN DEED

Executed by: State of Washington  
Auditor's No.: 64282  
As Follows:

"Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right to entry for opening, developing, and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry."

B. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation  
And: James Hickman  
Dated: July 13, 1979  
Recorded: July 19, 1979  
Auditor's No.: 7907190021

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

Plat/Subdivision Name: Trumpeter Meadows  
Recorded: October 12, 2005  
Auditor's No.: 200510120048

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 17, 2006  
Recorded: February 22, 2006  
Auditor's No.: 200602220046  
Executed By: Landmark Building & Development, Inc.



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