



200910160108

Skagit County Auditor

10/16/2009 Page

1 of

2 4:09PM

When recorded return to:

Mr. and Mrs. W. Roger Martin

Recorded at the request of:

File Number: 95569

BARGAIN AND SALE DEED

95569

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR HSBC Bank USA, National Association, as Trustee for Deutsche ALT-A Securities Mortgage Loan Trust, Series 2007-1 or and in consideration of TWO HUNDRED NINETY THOUSAND AND NO/100 Dollars \$290,000.00, in hand paid, bargains, sells, and conveys to W. Roger Martin and Susan Martin, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lots 18, 19 and 20, Block 4, "J.M. MOORE'S ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, Page 32, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Tax Parcel Number(s): P57922, 3804-004-020-0000

Dated:

HSBC Bank USA, National Association, as Trustee for Deutsche ALT-A Securities Mortgage Loan Trust Series 2007-1

By: .., Authorized Agent

Scottie Bryan
Vice President, MidFirst Bank
As Attorney-in-Fact for
HSBC Bank USA

3191
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 16 2009

Amount paid \$ 5167.00
Skagit County Treasurer
Deputy

STATE OF Oklahoma
COUNTY OF Oklahoma } SS:

I certify that I know or have satisfactory evidence that

Scottie Bryan

me, and said person(s) acknowledge that he is/are the person(s) who appeared before

is/are authorized to execute the instrument and acknowledge that as the

Vice President of MidFirst Bank

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

October 8, 2009

Notary Public in and for the State of

Residing at

My appointment expires:

Oklahoma
999 NW Grand Blvd OKC OK 73118
6/19/2012

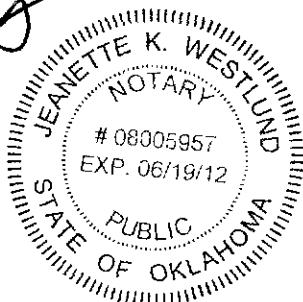


Exhibit A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Gary L. Spry and Carol F. Spry, husband and wife
And: James and Susan E. Ramaglia, husband and wife
Dated: January 16, 2003
Recorded: January 27, 2003
Auditor's No.: 200301270205
Regarding: Drainage easement

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Peggy L. Warren and Leslie J. Warren, wife and husband
And: James and Susan E. Ramaglia, husband and wife
Dated: January 11, 2003
Recorded: January 27, 2003
Auditor's No.: 200301270207
Regarding: Drainage easement



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