



200910160109

Skagit County Auditor

10/16/2009 Page

1 of

2 4:18PM

When recorded return to:

James Claus  
15193 Doris Street  
Anacortes, WA 98221

Recorded at the request of:  
First America Title of Island County  
File Number: E1686

## BARGAIN AND SALE DEED

96836  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Deutsche Bank National Trust Company as Trustee on behalf of Morgan Stanley Abscapital 1 Inc., Trust 2006-HE6, Mortgage Pass-Through Certificates, series 2006-HE6, or and in consideration of TEN DOLLARS AND NO/100 (\$10.00), and other valuable consideration, in hand paid, bargains, sells, and conveys to James E Claus, a married man as his separate estate the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated legal:

Ptn Lots 13 and 14, Block 2, "MOODY'S ADDITION TO THE TOWN OF MOUNT VERNON"

Long legal: See Exhibit "A" attached hereto and by reference made a part hereof

Tax Parcel Number(s): 3742-002-014-0007/P53712

Subject to: NONE

Dated: October 15, 2009

Deutsche Bank National Trust Company as  
Trustee on behalf of Morgan Stanley  
Abscapital 1 Inc., Trust 2006-HE6,  
Mortgage Pass-Through Certificates, series  
2006-HE6 BAC Home Loans Servicing LP FKA  
Countrywide Home Loans Servicing LP, as attorney in fact

By: Lisa Grover, Assistant Secretary

3193  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 16 2009

Amount Paid \$ 2655.42  
By Skagit Co. Treasurer Deputy

STATE OF Arizona  
COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that Lisa Grover  
[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 Deutsche Bank National Trust Company 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.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: 10/15/2009

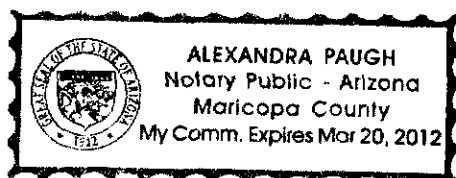
  
Notary Public in and for the State of AZResiding at Maricopa County, AZMy appointment expires: 3/20/2012

Exhibit "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lots 13 and 14, Block 2, "MOODY'S ADDITION TO THE TOWN OF MOUNT VERNON", according to the plat thereof, recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington;

EXCEPT that portion of said Lot 14, described as follows:

Beginning at the Southwest corner of said lot; thence East along the South line of said lot 6.75 feet; thence North parallel with the West line of said lot to a point 42 feet South of the North line of said lot; thence East parallel with the North line of said lot 12.25 feet; thence North 42 feet to the North line of said lot; thence West 19 feet to the Northwest corner of said lot; thence South to the point of beginning.

AND EXCEPT that portion of said Lot 14, described as follows:

Beginning at the Southwest corner of said lot; thence East on the South line of said lot 6.75 feet; thence North parallel with the West line of said lot to a point 42 feet South of the North line of said lot; thence East parallel with the North line of said lot 12.25 feet; thence North parallel with the West line of said lot to a point 33.59 feet South of the North line of said lot and the true point of beginning; thence North parallel with the West line of said lot 33.59 feet to the North line of said lot; thence East along the North line of said lot a distance of 5.00 feet; thence South parallel with the West line to a point 33.59 feet South of the North line of said lot; thence West along the North line 5.00 feet to the point of beginning.

TOGETHER WITH that portion of Lot 14, Block 2, "MOODY'S ADDITION TO THE TOWN OF MOUNT VERNON", according to the plat thereof, recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said lot; thence East on the South line of said lot 6.75 feet; thence North parallel with the West line of said lot to a point 42 feet South of the North line of said lot; thence East parallel with the North line of said lot 0.93 feet to the true point of beginning; thence North 03°55'42" East 8.43 feet; thence East parallel with the North line of said lot 10.76 feet; thence South parallel with the West line of said lot 8.41 feet to a point 42 feet South of the North line of said lot; thence West parallel to the North line of said lot 11.32 feet to the true point of beginning.



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