



200910230077

Skagit County Auditor

When recorded return to:

10/23/2009 Page 1 of 4 3:27PM

Mr. Barry L Kragel  
13868 Polaris Point Ln  
Anacortes, WA 98221

Recorded at the request of:  
First American Title of Island County  
File Number: E1460

**BARGAIN AND SALE DEED**

96366

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Bank of New York, as trustee for the Benefit of (CWMBS 2007-1), or and in consideration of FIVE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars and other valuable consideration, in hand paid, bargains, sells, and conveys to Barry L Kragel, a single man the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated legal: Lot 126, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3"

LONG LEGAL: See Exhibit "A" attached hereto and by reference made a part hereto

Tax Parcel Number(s): 3974-000-126-0005(P68323), 3974-000-127-0004 (P68324)

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

Dated: October 1, 2009

The Bank of New York, as trustee for the Benefit of  
(CWMBS 2007-1)

By:

Roseanne Silvestro Assistant Secretary

3253  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 23 2009

Amount Paid \$10,284.50  
Skagit Co. Treasurer  
By *[Signature]* Deputy

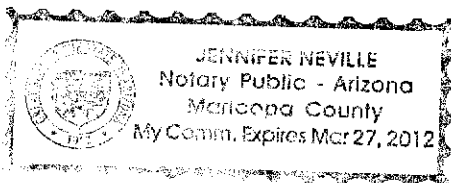
STATE OF: Arizona }  
County Of: Maricopa }

SS:

I certify that I know or have satisfactory evidence that Roseanne Silvestro [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, 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.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 10/14/09

*[Signature]*  
Notary Public in and for the State of: AZ  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



## 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:

### PARCEL "A":

Lot 126, Plate 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 19 to 22, inclusive, records of Skagit County, Washington.

TOGETHER WITH all uplands adjacent, abutting and lying between said Lot 126 and second class tidelands adjacent thereto.

### PARCEL "B":

That part of Lot 127, Plate 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 19 to 22, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 127; thence South  $5^{\circ}18'$  West along the East line of said Lot, 40.0 feet to the true point of beginning; thence North  $5^{\circ}18'$  East along the East line of said Lot, 40.00 feet to the Northeast corner thereof; thence South  $76^{\circ}45'40''$  West along the North line of said Lot, 104.41 feet to the Northwest corner thereof; thence South  $43^{\circ}47'$  West along the Westerly line of said Lot, a distance of 48.0 feet; thence Northeasterly in a straight line to the true point of beginning.

TOGETHER WITH all uplands adjacent, abutting and lying between said portion of Lot 127 and second class tidelands adjacent thereto.

page 2 of 4



200910230077

Skagit County Auditor

10/23/2009 Page

2 of

4 3:27PM

Exhibit "B"

**EXCEPTIONS:**

A. Restrictive covenants contained in the Plat of "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", but omitting restrictions, if any, based on race, color, religion or national origin.

B. Rights of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land as shown on the Plat, in the reasonable original grading of all streets and avenues shown hereon, also the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded, as granted in the Dedication of Rancho San Juan Del Mar, Subdivision Nos. 3 and 4.

**C. RESTRICTIVE COVENANTS DISCLOSED IN VARIOUS INSTRUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN:**

"...Only one main resident to each lot i.e., no lot, tract or portion of lot or tract of this Plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of such lot shall be less than the original lot or tract as dedicated.

Main residence to cost not less than \$5,000.00, and any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances within three years from the date of commencement of construction, and shall be connected to a septic tank. Purchaser agrees to participate and share in all costs of installation and maintenance of a nonprofit community water system, if and when said nonprofit community water system is established."

D. Provision for maintenance as disclosed by Del Mar Community Service, Inc., in a letter dated November, 1976.

E. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkel and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963, under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document.

**F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Executed By:	Martin D. Corin
Recorded:	July 28, 1994
Auditor's No.:	9407280107
Regarding:	Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

page 3 of 4



Exhibit "B" Continued

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Martin D. Corin  
Recorded: September 21, 1994  
Auditor's No.: 9409210042  
Regarding: Repair Agreement for an On-Site Sewage Disposal System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Martin D. Corin  
Recorded: October 5, 1994  
Auditor's No.: 9410050117  
Regarding: Maintenance and Management Manual - Septic System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Martin Corin  
Recorded: October 27, 1995  
Auditor's No.: 9510270042  
Regarding: Septic Repair Permit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

J. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: March 21, 1986  
Auditor's No.: 8603210001  
Affects: Subject property

page 4 of 4



200910230077  
Skagit County Auditor