



201001270077

Skagit County Auditor

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## Return Address:

Name JAMES & TERRI COOK  
Address 26135 MINKLER ROAD  
City, State, Zip SEDRO WOOLLEY WA 98284

617913 325982569

**CHICAGO TITLE CO. BARGAIN AND SALE DEED**

620008069

**THE GRANTOR** HSBC Bank USA, National Association, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset-Backed Certificates, Series 2007-NC1 (hereinafter referred to as the Grantor), for and in consideration of the sum of EIGHTY FIVE THOUSAND AND NO/100 - - - Dollars (\$ 85,000.00), in hand paid, bargains, sells and conveys to: JAMES A. COOK and TERRI E. COOK  
husband and wife

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. SE NW 17-35-6

Please see attached Exhibit "A"

Assessor's Tax Parcel ID # 350617-0-078-0001 P41402

350617-0-077-0002 P41401

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title herein shall apply.

- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

The Grantor for [**\* himself, herself, themselves**] and for [**\* his/her/their**] 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 implications, 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/they**] will forever warrant and defend the said described real estate.

Dated JAN 26 2010

HSBC Bank USA, National Association, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset-Backed Certificates, Series 2007-NC1  
By Barclays Capital Real Estate Inc., A Delaware Corporation, d/b/a HomEq Servicing attorney-in-fact

By: \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

\* 207

Printed Name: Noriko Colston

JAN 27 2010

Its: Assistant Secretary

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

Amount Paid \$ 1518.<sup>00</sup>  
Skagit Co. Treasurer  
By mem Deputy

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared \_\_\_\_\_

\_\_\_\_\_ to me known to be the \_\_\_\_\_ of Barclays Capital Real Estate Inc., A Delaware Corporation, d/b/a HomEq Servicing attorney-in-fact for HSBC Bank USA, National Association, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset-Backed Certificates, Series 2007-NC1, the national banking association that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said national banking association, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_

Stamp or Seal



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State of California }  
County of Sacramento } ss.

On JAN 26 2010, before me, K. Munoz, Notary Public,  
personally appeared Noriko Colston, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

K. Munoz



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## EXHIBIT A

That portion of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Tract of land as conveyed to Harvey J. Dowling by Deed recorded in Volume 82 of Deeds, page 338, records of said County;  
Thence North, a distance of 200 feet;  
Thence West, a distance of 84 feet, more or less, to the East line of tract conveyed to D.L. Reece by deed recorded in Volume 71 of Deeds, page 40, records of said County;  
Thence South along the East line of said tract to its Southeast corner;  
Thence Northeasterly to the point of beginning;

EXCEPT the Southerly 10 feet thereof heretofore conveyed to Skagit County for road purposes;

AND EXCEPT any portion thereof lying within existing streets.

Situated in Skagit County, Washington



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