



201003050052

Skagit County Auditor

3/5/2010 Page 1 of 2 11:06AM

When recorded return to:

John R Baker

4914 Dundee Drive

Anacortes, WA 98221

Recorded at the request of:

First American Title of Island County

File Number: E1702

BARGAIN AND SALE DEED

98513

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Wells Fargo Bank, N.A., Trustee for SARM 2007-6 for and in consideration of TEN DOLLARS and other valuable consideration, in hand paid, bargains, sells, and conveys to John R. Baker, a single individual the following described estate, situated in the County of Skagit, State of Washington:

- ✓ Lot 36, "SKYLINE NO. 8", as per Plat recorded in Volume 9 of Plats, at pages 72 through 74, records of Skagit County, Washington.

Tax Parcel Number(s): P59693, 3824-000-036-0006

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

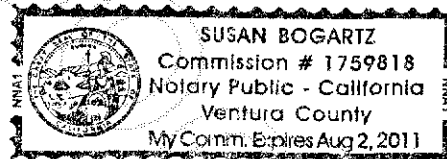
Dated: February 10, 2010

Wells Fargo Bank, N.A., Trustee for SARM 2007-6

By BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing LP, by BAC GP, LLC, its General Partner

By:

Leslie Johnson, Assistant Secretary



STATE OF CALIFORNIA

COUNTY OF VENTURA

SS:

I certify that I know as have satisfactory evidence that Leslie Johnson

[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

Wells Fargo Bank, N.A., Trustee for SARM 2007-6 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked. ★ proved

Susan Bogartz
Printed Name Susan Bogartz
Notary Public in and for the State of California
Residing at Ventura, California
My appointment expires: 8/2/2011

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX570
MAR 05 2010

Amount Paid \$ 7176.62
Skagit Co. Treasurer
By *Cham* Deputy

Exhibit "A"

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

Plat/Subdivision Name: Skyline No. 8
Recorded: March 31, 1969
Auditor's No: 724829

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to General Telephone Company of the Northwest and their respective successors and assigns and under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes."
2. The right reserved in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown thereon.
3. Easement for public utilities affecting Lots 80 - 82, 84 - 94, 102 - 117, 120 - 122, 125 - 136, 139 - 143, and 167 - 169.

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

Dated: March 31, 1969
Recorded: April 11, 1969
Auditor's No: 725295
Executed by: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: November 17, 2003
Recorded: March 30, 2004
Auditor's No.: 200403300140

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 31, 2005
Recorded: June 14, 2005
Auditor's No.: 200506140087

C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, as follows:

Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington Non-Profit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.



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