



201109300084

Skagit County Auditor

9/30/2011 Page 1 of 3 1:41PM

When recorded return to:
David Vance
16695 Peterson Road
Burlington, WA 98233

Recorded at the request of:
File Number: E11913

POOR ORIGINAL

BARGAIN AND SALE DEED

102027-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6 for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **David W. Vance and Anne Vance, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

Parcel "A":

Tract 9-A of Skagit County Short Plat No. 30-78, approved May 16, 1978, recorded May 16, 1978 in Volume 2, page 213 of Short Plats, under Auditor's File No. 879586; being a portion of Tracts 9 and 10, "ASSESSOR'S PLAT OF JESS KNUTZEN'S TRACTS", as per plat recorded in Volume 8 of Plats, page 85, records of Skagit County, Washington.

EXCEPT the East 15 feet thereof.

Parcel "B":

That portion of Tract 8, "ASSESSOR'S PLAT OF JESS KNUTZEN'S TRACTS", as per plat recorded in Volume 8 of Plats, page 85, records of Skagit County, Washington; being more particularly described as follows:

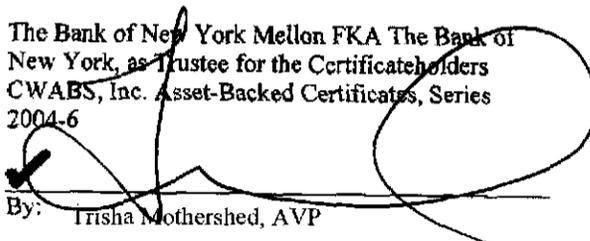
Beginning at the Southeast corner of said Tract 8; thence West along the South line of said Tract 8, a distance of 4.2 feet; thence North 0°08'28" West, a distance of 201.0 feet to the North line of said Tract 8; thence East along the North line of said Tract 8, a distance of 6.0 feet to the Northeast corner of said Tract 8; thence South 0°21'28" West, a distance of 210.00 feet to the point of beginning.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

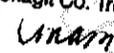
Tax Parcel Number(s): P66210, 3932-000-009-0008

Dated: September 26, 2011

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2004-6

By:  Trisha Mothershed, AVP

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20112938
SEP 30 2011

Amount Paid \$ 6235.⁰⁰
Skagit Co. Treasurer
By  Deputy

CUM GRATIA



STATE OF Arizona }
County of Maricopa } SS:

I certify that I know or have satisfactory evidence that Trisha Mothershed
signed this instrument, on oath stated that _____
authorized to execute the instrument and acknowledged it as the AVP
of Bank of America NA to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 09/27/2011

Printed Name: Shanda Kreuzer
Notary Public in and for the State of Arizona
Residing at N/A
My appointment expires: 04/17/2012

State of Washington }
County of _____ } SS:

I certify that I know or have satisfactory evidence that _____, the
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and
acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Notary Public in and for the State of Washington WW
Residing at _____
My appointment expires: _____

STATE OF: Washington }
County Of: _____ } SS:

I certify that I know or have satisfactory evidence that _____
signed this instrument, on oath stated that _____ is/are authorized to execute the instrument and acknowledged
it as the _____ of _____ to be the free and
voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of : Washington
Residing at: _____
My appointment Expires: _____



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Exhibit "A"

EXCEPTIONS:

A. Restrictive covenants imposed upon said property by instrument:

Dated: March 15, 1956
Recorded: March 19, 1956
Auditor's No.: 533153
As follows:

"(a) That no portion of said described premises shall be used for industrial, business or commercial purposes.

(b) That no building other than a single family one-story dwelling house, together with the usual and normal out buildings, including automobile garage and stable which shall harmonize in color, style and architectural design, may be erected upon said premises.

(c) That such dwelling house shall cost not less than \$10,000.00 at the time of erection and construction and shall be placed not less than 20 feet from any other boundary of said described premises. Nothing herein shall restrict the garage or other out buildings from being built adjacent to the highway or the other property lines."

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 30-78
Recorded: May 16, 1978
Auditor's No.: 879586

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage disposal - Burlington sewers
4. Water - P.U.D. No. 1



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