

Recording requested by:  
ServiceLink



201110070064

Skagit County Auditor

10/7/2011 Page

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4 12:02PM

Return Address:  
THOMAS G. LAMONTE  
3065 SWAN ROAD  
MOUNT VERNON, WA 98273

<b>Document Title(s)</b> SPECIAL/LIMITED WARRANTY DEED
<b>Reference Number(s) of Documents assigned or released:</b> 2788954
<b>Grantor(s)</b> U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2
<b>Grantee(s)</b> THOMAS G. LAMONTE <i>a single man</i>
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range) TRACT 9, ASHLEY'S VALLEY VIEW TERRACE VOLUME 7 OF PLATS, PAGE 43 SKAGIT COUNTY, WASHINGTON
<b>Assessor's Property Tax Parcel/Account Number</b> P61888 3859-000-009-0007
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Commitment Number: 2788954  
Seller's Loan Number: 24150245

After Recording Return To:

Thomas LaMonte,  
3065 Swan Rd.,  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2011 3014  
OCT 07 2011

Amount Paid \$ 3119.11  
Skagit Co. Treasurer  
By MB Deputy

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
P61888

SPECIAL/LIMITED WARRANTY DEED *u*

U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, whose mailing address is 15010 Avenue of Science ste., 200, San Diego, CA 92128, hereinafter grantor, for \$174,950.00 (One Hundred seventy-four Thousand nine hundred and fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Thomas LaMonte, *a single man*

, hereinafter grantee, whose tax mailing address is 3065 Swan Rd., Mount Vernon, WA 98273, the following real property:

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

Tract 9, Ashley's Valley View Terrace Addition to Skagit County, according to the plat thereof recorded in Volume 7 of Plats, Page 43, records of Skagit County, Washington. Situated in Skagit County, Washington.

Property Address is: 3065 Swan Rd., Mount Vernon, WA 98273

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.



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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: \_\_\_\_\_

Executed by the undersigned on September 9, 2010:

**U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2**

By: *Angela Carroll*

By JPMorgan Chase Bank,  
National Association  
Attorney in Fact

Its: Angela Carroll  
Vice President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2010 by \_\_\_\_\_ its \_\_\_\_\_ on behalf of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

\_\_\_\_\_  
Notary Public



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# ACKNOWLEDGMENT

State of California

County of Los Angeles

On 9-9-11 before me, Valerie L. Strobel  
(here insert name and title of the officer)

personally appeared Angela Carroll

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 on 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.

Signature Valerie L. Strobel



(Seal)

## OPTIONAL INFORMATION

Description or Title of the Attached Document: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Document Date: \_\_\_\_\_

Capacity Claimed by Signer(s):

- Individual(s)
- Corporate Officer(s): \_\_\_\_\_
- Trustee(s)
- Attorney-in-Fact
- Partner(s)
- Other: \_\_\_\_\_

