

When recorded return to:
Adrian J. Kuschner
Melody J. Kuschner
3301 Arbor St
Mount Vernon WA 98273



201307290148

Skagit County Auditor

\$73.00

7/29/2013 Page

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2 1:45PM

GUARDIAN NORTHWEST TITLE CO.
BARGAIN AND SALE DEED

105381-1

THE GRANTOR, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-7 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, conveys and confirms to Adrian J. Kuschner and Melody J. Kuschner, husband and wife, the following described estate, situated in the County of Skagit, State of Washington.

Lot 90, Plat of "ROSEWOOD P.U.D., PHASE 2, DIVISION II", recorded August 17, 2004, under Skagit County Auditor's File No. 200408170112, records of Skagit County, Washington.

Tax Parcel Number(s): 4842-000-090-0000 (P121934)

The Grantor for itself and for its successors in interest do 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 implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated: July 25, 2013

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-7

By: Sharon Glover
Wells Fargo Bank NA, as Attorney in Fact

Sharon Glover
VP Loan Documentation

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 2976
JUL 29 2013

STATE OF _____ }
COUNTY OF _____ } SS:

On this _____ day of _____, 20____, before me personally appeared _____ (NAME) as _____ (TITLE) on behalf of Wells

Amount Paid \$ 2586.00
Skagit Co. Treasurer
By _____ Deputy

Fargo Bank, NA to me known to be the individual who executed the foregoing instrument as Attorney in Fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-7 and acknowledged that he/she signed the same in his/her authorized capacity(ies) as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath states that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal.

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

See Attached
California
Acknowledgment

Dated: _____

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

State of California)

County of San Bernardino)

On July 25, 2013 before me, S.L. Hunt, Notary Public,
personally appeared Sharon Glover,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(s) 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.

Signature



(Seal)



PAS # 1127114721



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