

When recorded return to:

Pioneer Title Co
PO Box 309
Davenport, 99122

ACCOMMODATION RECORDING

Land Title and Escrow

m. 20565

BARGAIN AND SALE DEED

THE GRANTOR(S) The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of the Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-1

for and in consideration of Two hundred thousand dollars and no/100 Dollars (\$200,000.00)

in hand paid, bargains, sells, and conveys to Enzo Louie, an unmarried individual

the following described estate, situated in the County of Skagit, State of Washington:

Lot 69, "Skyline No. 10", According to the Plat Thereof Recorded in Volume 9 of Plats, Page 117, Records of Skagit County, Washington.

Tax Parcel Number(s): P-59979

The Grantor for himself and for his/her 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 implication, 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 will forever warrant and defend the said described real estate.

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of the Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-1

Dated: April 22, 2015

By: Paul Douglas 22 April 2015
Select Portfolio Servicing, Inc., as Attorney in
Fact Paul Douglas, Doc. Control Officer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/314
APR 23 2015

Amount Paid \$3565.00
Skagit Co. Treasurer
By HB Deputy

STATE OF UTAH

COUNTY OF SALT LAKE

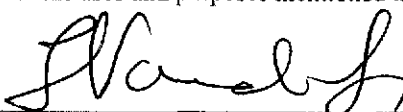
ss.

I certify that I know or have satisfactory evidence that

Paul Douglas, Doc. Control Officer

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge of Select Portfolio Servicing, Inc., as Attorney in Fact to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Apr 22, 2015

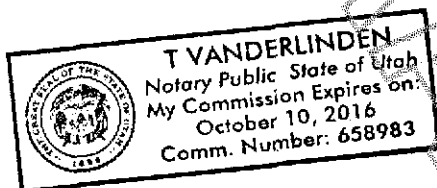


Notary name printed or typed: T. Vanderlinden

Notary Public in and for the State of UTAH

Residing at see it

My appointment expires: 10/10/16



SUBJECT TO: 2015 Real Estate Taxes.

SUBJECT TO: Reservations and exceptions in United States Patents or in acts authorizing the issuance thereof; Indian Tribal codes or regulations, Indian Treaty or Aboriginal rights, including easements or equitable servitudes.

SUBJECT TO: Recitals, notes, dedications, covenants, restrictions and easements contained on said plat to which plat reference is hereby made for further particulars.

SUBJECT TO: Water rights, claims or title to water, whether or not disclosed by the public records.

SUBJECT TO: Matters in various instruments of record which contain among other things easements and rights of way in, on, over or under the common area for the purpose of constructing, erecting, operating or maintaining thereon or thereunder overhead or underground lines, cables wires, conduits, or other devices for electricity, power, telephone and other purposes, storm water drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities. Also the equitable right of use and enjoyment in and to and throughout the common area as well as non-exclusive easements and equitable rights for ingress, egress to the owner herein described.

Reference is hereby being made to various documents and maps of record for full and further particulars.

SUBJECT TO: Matters as disclosed and/or delineated on the face of the following plat/subdivision:
Plat/subdivision name: Skyline No. 10, Recorded: June 7, 1971, Auditor's No: 753632.

SUBJECT TO: Said matters include but are not limited to the following: An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of servicing this subdivision and other property with electric, telephone, catv, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, catv, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

SUBJECT TO: Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

SUBJECT TO: Covenants, conditions and restrictions (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the declaration of restrictions, Recorded: January 6, 2006, under recording no. 200601060083, of official records.

SUBJECT TO: Provision contained in deeds through which title is claimed by other lot owners in said subdivision from skyline associates, which may be notice of a general plan, 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."

SUBJECT TO: Covenants, conditions and restrictions (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the declaration of restrictions. Recorded: Under recording no. 753631, of official records, Modifications of said covenants, conditions and restrictions. Recorded: April 19, 2004, under recording no. 200404190151. Modifications of said covenants, conditions and restrictions, recorded: June 28, 2005 under recording no. 200506280155, of official records.

SUBJECT TO: The terms, covenants, conditions and provisions as contained in an instrument, entitled "ordinance no. 2606". Recorded: January 14, 2003, under recording no. 200301140202, of official records.

SUBJECT TO: The terms, covenants, conditions and provisions as contained in an instrument, entitled "Bylaws Skyline Beach Club." Recorded: July 28, 2009, under recording no. 200907280031, of official records. And as modified by an instrument, Executed: Sky Beach Club, Recorded: August 29, 2013, under recording no. 201308290044, of official records.

SUBJECT TO: Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.

SUBJECT TO: Rights of parties in possession.