

When recorded return to:

Pioneer Title Co
PO Box 309
Davenport, 99122



201504300073

Skagit County Auditor

\$75.00

4/30/2015 Page

1 of

4 1:28PM

Land Title and Escrow

BARGAIN AND SALE DEED

M-20568

THE GRANTOR(S) Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE3, Mortgage Pass-Through Certificates, Series 2007-HE3

for and in consideration of One hundred eighty-seven thousand five hundred dollars and no/100 (\$187,500.00)

in hand paid, bargains, sells, and conveys to Kenneth Roberts and Jodi Springstead, husband and wife

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

Lot 6, Plat of Gilbert's Addition, according to the plat thereof recorded April 30, 2002, under Auditor's File No. 20024300099, records of Skagit County, Washington.
Tax Parcel Number(s): P119120

ACCOMMODATION RECORDING

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.

Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE3, Mortgage Pass-Through Certificates, Series 2007-HE3

Dated:

April 27, 2015

By: [Signature] 4/22/15
Select Portfolio Servicing, Inc., as Attorney in Fact

Dennis Cook, REO Vice President

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 1461

APR 30 2015

Amount Paid \$ 3342.50

Skagit Co. Treasurer

By [Signature] Deputy

STATE OF UTAH

COUNTY OF SALT LAKE

SS.

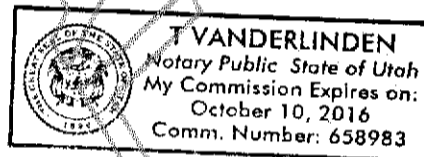
I certify that I know or have satisfactory evidence that

Dennis Cook, REO Vice President

(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: 4/27/15

T. Vanderlinden
Notary name printed or typed: T. Vanderlinden
Notary Public in and for the State of UTAH
Residing at Salt Lake City
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: Water rights, claims or title to water, whether or not disclosed by the public records.

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: Easements for the purpose shown below and rights incidental thereto, as delineated or as offered for dedication, on the map of said tract. Purpose: sidewalk and utilities, Affects: 10 feet adjacent to street.

SUBJECT TO: Sidewalk and utilities easements, an easement is hereby reserved for and granted to the city of Mount Vernon, Public Utility District no. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corp. and AT&T broadband and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of this plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines fixtures, appurtenances attached thereto, for the purpose of providing utility services and sidewalk to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

SUBJECT TO: Private drainage and sewer easements. Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns.

SUBJECT TO: Storm drain easement to City of Mount Vernon. A storm drain easement is hereby granted to the city of Mount Vernon to construct, maintain, replace, reconstruct and remove drainage and detention facilities, with all appurtenances incident thereto or necessary therewith in under and across the said premises, and to cut and remove from said easement any trees, fences and other obstructions which may endanger the safety or interfere with the use of said drainage and detention facilities, or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary for the easement hereby granted, adjoining property owners are prohibited from constructing fences, buildings or other objects within the easement area. Adjoining property owners are prohibited from placing fill or other debris within easement area, or otherwise altering the detention facility side slope areas or access road. Vehicular access in the easement area is restricted specifically to public maintenance vehicles.

SUBJECT TO: Notes on plat as follows: A. Zoning classification: R-1, 9.6, single family residential – this development is utilizing the new City of Mount Vernon cluster ordinance. Based upon the existences of critical areas and the city of Mount Vernon's desire to create developments utilizing a net density of four units per acre, the city planning is allowing a reduction to the minimum allowable lot size for the R-1, 9600 zoning. B. setbacks: front yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets. Side yard: five feet, the total of the two side yards shall be a minimum of 15 feet. Rear yard: 20 feet, where a rear yard abuts an alley, accessory buildings such as garages and carports may be located within eight feet of the rear property line. C. Sewage disposal: City of Mount Vernon. D. Storm drainage: City of Mount Vernon. E. Street standard: city of Mount Vernon. F. Water: Skagit county PUD No. 1. G. Power: Puget Sound Energy. H. Telephone: Verizon Northwest. I. Gas: cascade Natural Gas. J. Television cable: AT&T Broadband. K. Garbage collection: City of Mount Vernon, Solid waste collection for lots shall be at the edge of the public right of way. L. Meridian: Assumed. M. Basis of bearing: South line of the Southeast quarter of section 21 township 34 North, range 4 East. N. Instrumentation: Leitz set 4A Theodolite Distance Meter. O. Survey procedure: field traverse. P. Wetland boundary line shown hereon is based upon field delineation by Northwest wetland solutions in February 2001. Q. All lots within this subdivision are subject to impact fees for schools, fire, bridge, parks and any other city impact fees, payable upon issuance of a building permit. R. Siltation control devices may be required for each lot during construction or subsequent soil disturbances, see City of Mount Vernon engineering Department for details. S. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases or other instruments of record referred to in land title company report referenced under note 2 above said report lists documents recorded under auditor's file nos. 200108070116, 34602, 472022 and 2001108070116, 34602, 472022 and 200111010110. T. Homes shall be built on side and no modular or manufactured homes are permitted. U. The delineated on-site wetlands together with the buffer area within tract "X" are dedicated to the city of Mount Vernon upon request of the applicant, the dedication shall provide that the wetland property shall be available for enhancement for purposes of off-site wetland mitigation for other development projects the right to enhancement shall be granted to the City and its successors in interest.

SUBJECT TO: Mineral reservation. Recorded: April 17, 1902, auditor's No.: 39602 Records of Skagit County, Washington in Volume 44, Page 499.

SUBJECT TO: Easements for the purposes shown below and rights incidental thereto, as granted/reserved in a document. In favor of purpose: Puget Sound Energy, Inc. Purpose: Underground electric system, together with necessary appurtenances, Recorded: November 1, 2001, under auditor's no. 200111010110, of official records. Affects: Easement no. 1: All streets and road rights-of-way as now or hereafter designed, platted and or constructed within the above described property. (when said streets and road are dedicated to the public, this clause shall become null and void.) Easement no. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way. Easement no. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers. Easement no. 4: No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and or handholes.

SUBJECT TO: Easement for the purpose shown below and rights incidental thereto, as granted/reserved in a document. In favor of: Puget Sound Power & Light Company, Purpose: Underground electric system, together with necessary appurtenances, Recorded: February 27, 1952, under auditor's no. 472022, of official records, Affects: A strip of land the centerline of which is described as follows:

SUBJECT TO: An agreement by and between the parties named therein, subject to its terms and conditions: Between: Thomas, Inc. and: Wes Simpson, Recorded: September 28, 1998, recording no.: under auditor's no. 9809280117, of official records, Purpose: Maintenance of TRD-1000 plant

SUBJECT TO: Building setback lines delineated on the face of said plat.

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.