



200709280159  
Skagit County Auditor

9/28/2007 Page 1 of 4 2:56PM

AFTER RECORDING MAIL TO:

Name Amy Oliver  
Address 1311 32<sup>nd</sup> St  
City, State, Zip Anacortes, WA 98221

Escrow Number: R07-00510A-PS

GUARDIAN NORTHWEST TITLE CO.

A91069E-2

Special Warranty Deed

THE GRANTOR(S) US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. for Asset-Backed Pass-Through Certificates Series 2006-WMC1 for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Amy Oliver, an unmarried woman

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

**Lots 5, 6 and 7, Block 7, "J.M. Moore's Addition to the City of Anacortes", as per plat recorded in Volume 1 of Plats, Page 32, records of Skagit County, State of Washington; TOGETHER WITH an easement over the South 13 feet of the West 1 foot of Lot 8, Block 7, "J.M. Moore's Addition to the City of Anacortes".**

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT "B" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

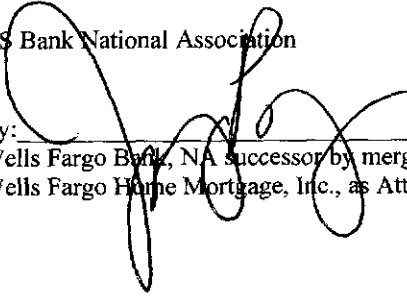
Assessor's Property Tax Parcel Account Number(s): 3804-007-006-0001, 3804-007-007-0000

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes 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(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated September 20, 2007

US Bank National Association

Jennifer Presley,  
Assistant Vice President

By:   
Wells Fargo Bank, NA successor by merger to  
Wells Fargo Home Mortgage, Inc., as Attorney in Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

4617  
SEP 28 2007

Amount Paid \$ 4188.00  
By MF Skagit Co. Treasurer Deputy

STATE OF Maryland SS.  
County of Frederick

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 20 day of September, 2007, before me, the undersigned, a Notary Public in and for the State of Maryland, duly commissioned and sworn, personally appeared Jennifer Presley, to me known to be the AVP of Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., Attorney in Fact for US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. for Asset-Backed Pass-Through Certificates Series 2006-WMC1, and acknowledged that he/she signed the same in his/her capacity as AVP of Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.

**DAPHNE K. HASSELL**  
NOTARY PUBLIC  
FREDERICK COUNTY  
MARYLAND  
MY COMMISSION EXPIRES JAN. 1, 2010

[Signature]  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_



200709280159  
Skagit County Auditor

**“Exhibit A”**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Recorded: December 27, 2000  
Auditor's No.: 200012270003

Said matters include but are not limited to the following:

1. Garage and shed encroachments along the East and West.

**B. TERMS AND CONDITIONS OF LETTER OF AGREEMENT:**

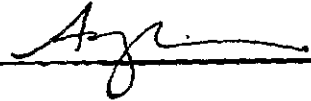
Dated: December 14, 2000  
Recorded: December 28, 2000  
Auditor's No.: 200012280169



200709280159  
Skagit County Auditor

EXHIBIT " B "

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

  
\_\_\_\_\_

\_\_\_\_\_



200709280159  
Skagit County Auditor