



200809260133
Skagit County Auditor

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AFTER RECORDING MAIL TO:
Deborah Wade
11820 228th Street Northeast
Arlington WA, 98223

Filed for Record at Request of Platinum Northwest Escrow LLC
Escrow Number: 0807275
Title Number: 130458-P

LAND TITLE OF SKAGIT COUNTY
Statutory Warranty Deed

Grantor(s): U.S. Bank National Association, As Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB1
Grantee(s): Deborah R. Wade
Abbreviated Legal: Lot 80, Mount Baker View Add. To Mt. Vernon.

THE GRANTOR for and in consideration of \$183,000.00 in hand paid, U.S. Bank National Association, As Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB1, conveys and warrants to Deborah R. Wade, AN * the following described real estate, situated in the County of Skagit, State of WASHINGTON

Legal Description:
Lot 80, "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit

SUBJECT TO ALL ITEMS AS SET FORTH IN ATTACHED EXHIBIT "A"

Assessor's Tax Parcel Number(s): 3745-000-080-0007

[Signature]
U.S. Bank National Association, As Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB1
By Litton Loan Servicing LP As Attorney In Fact
J. LYNN BURROW
ASSISTANT VICE PRESIDENT

Dated: 9/18/2008

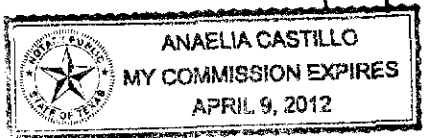
*UNMARRIED
WOMAN
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3156
SEP 26 2008

STATE OF Tx
COUNTY OF HARRIS SS:

Amount Paid \$ 3262.40
Skagit Co. Treasurer
By J. LYNN BURROW Deputy

I certify that I know or have satisfactory evidence that J. LYNN BURROW is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument. And that he/she/they is/are the Authorized Signatory of Litton Loan Servicing LP and is authorized to sign on behalf of Litton Loan Servicing LP.

Dated: 9/18/08 [Signature]



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

EXHIBIT "A"

The right reserved to the public in the Plat of Mount Baker View Addition to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and easements.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 25, 1956
Recorded: August 22, 1956
Auditor's No.: 540392, Volume 280 of Deeds, page 390
Executed By: Modern Home Builders, Inc., a Washington corporation, and Charles H. Streeter and Mary Streeter, husband and wife

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Modern Home Builders, Inc., a corporation
Purpose: For construction and maintenance of a drainage system
Area Affected: Over and across the East 10 feet of the property herein described
Dated: April 13, 1959
Recorded: April 15, 1959
Auditor's No.: 579103

COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: October 27, 2006
Auditor's No.: 200610270102
Executed By: Alan S. Brandenburg, a single individual
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."



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