



201105260159
Skagit County Auditor

RETURN DOCUMENT TO:

5/26/2011 Page 1 of 4 1:44PM

JORGE AYALA AND GLORIA
H. CERNA
18137 STATE ROUTE 9
MOUNT VERNON, WA 98274

CHICAGO TITLE
620012654

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S): SPECIAL/LIMITED WARRANTY DEED
AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:
Additional reference numbers can be found on page _____ of document.
GRANTOR(S): U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE, TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSORS BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR OWNIT MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-7
Additional grantor(s) can be found on page _____ of document.
GRANTEE(S): JORGE AYALA AND GLORIA H. CERNA, HUSBAND AND WIFE
Additional grantee(s) can be found on page _____ of document.
ABRIEVATED LEGAL: THAT PORTION OF T 48, PLAT OF BURLINGTON ACREAGE PROPERTY
Additional legal(s) can be found on page _____ of document.
ASSESSOR'S 16-DIGIT PARCEL NUMBER: P62608
Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

Commitment Number: 2599701
Seller's Loan Number: 17319583

After Recording Return To:

JORGE AVALA and GLORIA CERNA
18137 STATE ROUTE 9 MOUNT VERNON WA 98274

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
P62608

SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee, for Ownit Mortgage Loan Asset Backed Certificates, Series 2006-7, whose mailing address is 4828 Loop Central Drive, Houston, Texas 77081, hereinafter grantor, for \$127,000.00 (One Hundred and Twenty-Seven Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JORGE AYALA and GLORIA H. CERNA, husband and wife** hereinafter grantees, whose tax mailing address is 18137 STATE ROUTE 9 MOUNT VERNON WA 98274, the following real property:

That portion of Tract 48, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows: Beginning at the Southwest corner of the West Half of the East Half of Tract 48; Thence East along the South line of said Tract 48, a distance of 100 feet; Thence North parallel with the East line a distance of 165 feet; Thence West parallel with the South line a distance of 100 feet to the West line of the West Half of the East Half of Tract 48; Thence South along the West line a distance of 165 feet to the point of beginning; EXCEPT the North 35 feet as conveyed by deed recorded April 12, 2001, under Auditor's File No. 200104120071, records of Skagit County, Washington. Situated in Skagit County, Washington. Property Address is: 849 PETERSON ROAD BURLINGTON, WA 98233



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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 201101250073

1,590
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 26 2011

Amount Paid \$ 2265.60
Skagit Co. Treasurer
By MF Deputy



201105260159
Skagit County Auditor

Executed by the undersigned on 5/16, 2011:

U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee, for Ownit Mortgage Loan Asset Backed Certificates, Series 2006-7

By: *Sandra Castille*

Sandra Castille
VICE PRESIDENT

Its: LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on May 16th, 2011 by Sandra Castille its Authorized Signatory on behalf of U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee, for Ownit Mortgage Loan Asset Backed Certificates, Series 2006-7, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

