



201503020100

When recorded return to:

Skagit County Auditor

\$73.00

Mr. and Mrs. Steven J Dubnoff
1712 Lakeside Ave.
Seattle, WA 98144

3/2/2015 Page

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2 11:31AM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Filed at the Request of :
Pioneer Title Company of Washington
Escrow No. P-41859

2015636
MAR - 2 2015

Amount Paid \$ 5496.30

Skagit Co. Treasurer

By: *HTB*

Deputy

Land Title and Escrow

BARGAIN AND SALE DEED

M# 20523

THE GRANTOR HSBC Bank USA, National Association, as trustee, on behalf of the Certificate Holders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3 or and in consideration of THREE HUNDRED EIGHT THOUSAND FIVE HUNDRED AND NO/100 Dollars \$308,500.00, in hand paid, bargains, sells, and conveys to Steven J Dubnoff and Marian A Lowe, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 4 of Short Plat No. AN-93-002, approved May 10, 1993, and recorded May 10, 1993, under Auditor's File No. 9305100161 in Volume 10 of Short Plats, page 189, records of Skagit County, Washington, being a portion of Parcel "A" of Survey Auditor's File No. 791121004, being a portion of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 1 East, W.M., situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: 2015 real estate taxes.

ACCOMMODATION RECORDING

SUBJECT TO: Reservations and exception in United States Patents or in acts authorizing the issuance thereof; Indian Tribal codes or regulation, 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: A. Restrictive and Protective Covenants, recorded May 10, 1993 under Auditor's File NO. 9305100162.

B. Notes shown on Short Plat, as follows: 1: Water supply, City of Anacortes; 2: Sewage Disposal, City of Anacortes; 3: Existing zoning, Residential Medium Density (RM)-(6,000 sq. ft. min.); 4: The construction and maintenance of private roads and/or common driveways (if any) are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads.

SUBJECT TO: Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated or as offered for dedication, on the map of said tract, for the purpose of access and utilities, and affects the East 10 feet and South 5 feet.

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.

Tax Parcel Number(s): P103558

The Grantor for himself/herself 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.

Dated: *February 27, 2015*

HSBC Bank USA, National Association, as trustee,
on behalf of the Certificate Holders of Deutsche Alt-
A Securities Mortgage Loan Trust, Series 2007-OA3

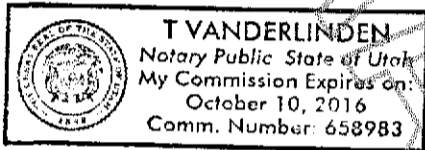
Paul Douglas 27 Feb 2015
By: Select Portfolio Servicing, Inc., Attorney In Fact

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

Dated: Feb 27, 2015 [Signature]

Notary Public in and for the State of Utah
Residing at SLC UT
My appointment expires: 10/10/16



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