

When recorded return to:

Mr. and Mrs. Kevin L. McMickle
PO Box 85
Anacortes, WA 98221

Filed at the Request of:
Pioneer Title Company of Washington
Escrow No. P-42434

Skagit County Auditor
3/16/2015 Page

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201503160153

Land Title and Escrow

BARGAIN AND SALE DEED

151735-S
THE GRANTOR Bank of New York Mellon f/k/a The Bank of New York, as Trustee on behalf of the Holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-CB or and in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100 Dollars \$270,000.00, in hand paid, bargains, sells, and conveys to Kevin L. McMickle and Theresa L. McMickle, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 32, "PLAT OF HOMESTEAD PLACE SUBDIVISION," as per plat recorded on December 1, 2004, under Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No. 200505060135, records of Skagit County, Washington, situate in the City of Burlington, County of Skagit, State of Washington.

Tax Parcel Number(s): 4846-000-032-0000

SUBJECT TO: 2015 real estate taxes.

SUBJECT TO: Municipal assessments and impact fees, if any, levied by the City of Burlington.

SUBJECT TO: Assessments and/or charges by the City of Burlington Sewer District.

SUBJECT TO: Assessments, if any, due and owing Homestead Place Owners Association.

SUBJECT TO: Utility Easement note as contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to the City of Burlington, Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broad Band and their respective successors and assigns under and upon the exterior 10 feet of all lots and tract abutting all public roads and rights of way as shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto. For the purpose of providing utility services to the subdivision. Together with the right to enter upon the lots and tract at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted."

SUBJECT TO: Private Drainage and Sewer Easement as contained on the face of the Plat, as follows:

"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 the private easements established and granted herein shall be the responsibility of and the cost 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.

The City of Burlington is hereby granted the right to enter said easements for emergency purposes at its own discretion."

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015805
MAR 16 2015

Amount Paid \$ 4,811.⁰⁰
Skagit Co. Treasurer
By *anem* Deputy

LPB 15-05(i-i)
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SUBJECT TO: Notes as contained on the face of the Plat, as follows:

- 1) Setbacks-
Front yard – minimum mean depth of 20 feet
Side yard – minimum mean width 5 feet. The total of the two side yards shall be 15 feet. A minimum of one 10 foot side yard shall be provided per lot to facilitate access to the rear yard by reasonably sized vehicles.
Side of building means the outer face of any part of the building roof eaves.
Rear yard – minimum mean depth of 20 feet. Setbacks Lots 22 and 27 front yard 10 feet, rear, yard 10 feet, sidelines 10 feet on one side 15 feet total for both sides. No boats or RV parking will be allowed in the front setback area.
- 2) Sewage Disposal – City of Burlington
Water – Skagit County PUD
Power – Puget Sound Energy
Telephone – CTE
Gas – Cascade Natural Gas
Cable – TCI Cable
Storm – City of Burlington
- 3) All lots within this subdivision are subject to impact fees for schools, fire, parks and traffic, payable upon issuance of a building permit.
- 4) This survey has depicted existing fence lines and other occupational indicators in accordance with W.A.C. CH. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
- 5) This subdivision lies within zone A7 on flood insurance map 53015300018, dated January 3, 1985. The City of Burlington has assigned a finished floor elevation of listed below to the houses within this plat. Lots 1-4 and 38-41 elevation finish floor=35.0. Lot 5 and 37 F.F. elevation=34.9. Lot 6 and 36 F.F. elevation=34.7. Lot 7 and 35 F.F. elevation=34.6. Lot 8 and 34 F.F. elevation=34.5. Lot 9 and 33 F.F. elevation=34.4. Lot 10 and 32 F.F. elevation=34.3. Lot 11, 24, 31 F.F. elevation=34.2. Lot 12 and 30 F.F. elevation=34.1. Lot 13, 14, 22, 23, 26, 27, 28, 29 F.F. elev.=34.0. Lot 15 F.F. elevation=33.9. Lot 16, 17, 18, 19, 20, 21, F.F. elevation=33.8.
- 6) Lots 4, 5, 8, 9, 10, 11, 24, 25 are limited to one story dwelling only
- 7) Lots 1 through 27 are subject to and together with a 10.00 foot drainage easement for the benefit of Lots 1 through 27 and the maintenance and other responsibilities and obligations are spelled out in the CCR's and Auditor's File No. 200412010052.
- 8) Work with adjacent neighbors to Lots 4, 5, 8, 9, 10, 11, 23, 24 and 25 to provide a solid 6 foot cedar fencing.
- 9) All costs of maintaining, repairing, improving, or cost otherwise associated with any drainage course(s). Storm drainage detention basin and to include play area within tract "A" shall be borne by the property owners of the Plat of "Homestead Place" according to the declaration of covenants, conditions, reservations, and restrictions of the Plat of "Homestead Place" as recorded under Auditor's File No. 200412010052, Auditor's Office, Skagit County Washington. The City of Burlington may inspect all storm water facilities and community association records. If the property owner or community association has failed to maintain the stormwater facilities, the City may issue written notice specifying the required actions. If the actions are not corrected in a timely manner or in the event of a public hazard, the City may enter the property to perform the actions needed and bill the property owners or community association. Any action taken by the City of Burlington shall not relieve the property owner or community association from its responsibility to maintain the stormwater facilities. The City of Burlington may enter the property to maintain the storm water filtration system. All costs of maintaining, repairing, improving, or cost otherwise associated with the filtration system shall be the sole responsibility of the City of Burlington.
- 10) Each new home shall have lawn planted, shrubs adjacent to the house and at least one tree per lot prior to sale or occupancy.

SUBJECT TO: Fifteen foot Utility Easement, as delineated on face of Short Plat, affecting that portion of lot abutting "Homestead Drive".

SUBJECT TO: Five foot Pedestrian Easement, as delineated on face of Short Plat.

SUBJECT TO: Delineation of drainage easements to the City of Burlington on face of Short Plat.

SUBJECT TO: Delineation of water easement(s) for PUD on face of Short Plat.

SUBJECT TO: Easement and the terms and conditions thereof: Grantee: Puget Sound Power & Light Company, a Washington corporation. Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and /or distribution lines. Area affected: A right of way 5 feet in width having 2.5 feet. The South ½ of the East ¼ of Lot 63, Burlington Acreage Property. Dated: Not disclosed. Recorded: June 13, 1991. Auditor's No.: 9106130064.

SUBJECT TO: Easement and the terms and conditions thereof: Grantee: City of Burlington. Purpose: Easement to install a sewer line. Area affected: The South ¼ of the East ¼ of Lot 63 of the Burlington Acreage Property. Dated: January 6, 2003. Recorded: January 8, 2003. Auditor's No.: 200301080008.

SUBJECT TO: Master declaration of covenants, conditions, restrictions and reservations contained in said plat and declaration of protective restrictions and easement, as hereto attached: Declaration dated: November 24, 2004. Recorded: December 1, 2004. Auditor's No.: 200412010052. Executed by: James A. Wynstra, President of Homestead NW Dev. Co.

Amendment to covenants. Recorded: December 14, 2004. Auditor's No.: 200412140045.

SUBJECT TO: Covenants, conditions and restrictions, contained in deed: Recorded: August 12, 2005. Auditor's No.: 200508120139. Executed by: Homestead NW De. Co., a Washington corporation. 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.

Tax Parcel Number(s): 4846-000-032-0000

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: March 13, 2015

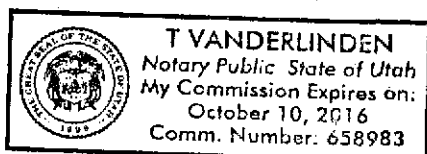
Bank of New York Mellon f/k/a The Bank of New York, as Trustee on behalf of the Holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-CB

Eric Nelson 3/13/15
By: Select Portfolio Servicing, Inc., Attorney in Fact
Eric Nelson, Document Control Officer

STATE OF Utah }
County of Salt Lake City } SS:

I certify that I know or have satisfactory evidence that Eric Nelson, Document 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 Eric Nelson, 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: March 13, 2015



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