



200409070116
Skagit County Auditor

9/7/2004 Page 1 of 2 9:56AM

Return To:
FIRST MAGNUS FINANCIAL CORPORATION
██
AZ 85711 *603 N Wilmot, Tucson*

Recording Requested By: **FIRST MAGNUS FINANCIAL CORPORATION**
██
603 N Wilmot TUCSON AZ 85711

Assessor's Parcel or Account Number: **PARCEL NO.: 34049-1-004-0300 (P103607)**
LOAN NO: 6710000460

Abbreviated Legal Description: **Lot 4, Short Plat 92-035, SEC 9., TOWNSHIP 34 N, RANGE 4 E.**
[Include lot, block and plat or section, township and range]

Full legal description located on Page 2.

ASSIGNMENT OF DEED OF TRUST

FOR VALUED RECEIVED, **FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION**, its successors and/or assigns, as Assignor, does hereby grant, convey, assign and transfer to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** whose address is **P.O. BOX 2026, FLINT, MI 48501-2026**

as Assignee, all of the beneficial interest of the Assignor in and to the property described in that certain Deed of Trust dated **APRIL 6, 2004**, executed by **JESS GUNDERSON AND J. COLLEEN GUBRUD GUNDERSON, HUSBAND AND WIFE**

Grantor, to **GREAT SOUTHWEST MORTGAGE CORPORATION**,
SKAGIT County, State of **WASHINGTON**,
, Trustee, the following described property situated in

LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF.....AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

recorded **APRIL 9, 2004**, in Volume _____ of Mortgages at page _____,
under Auditor's File No. **200404090157**, records of **SKAGIT**
County, State of Washington, also that certain promissory note described in and secured by said Deed of Trust.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on
APRIL 15, 2004 **FIRST MAGNUS FINANCIAL CORPORATION**

ATTEST:

Witness

(Assignor)

Witness

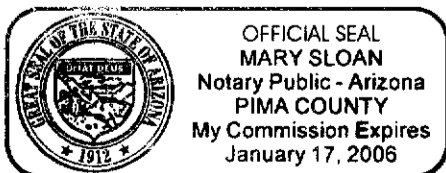
By: *Amal Morey*
(Signature)

AMAL MOREY, VICE PRESIDENT

Attest

State of **ARIZONA**
County of **PIMA**

On **15TH** Day of **APRIL, 2004** before me personally appeared **AMAL MOREY, VICE PRESIDENT OF FIRST MAGNUS FINANCIAL CORPORATION**



Mary Sloan
MARY SLOAN

EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

That portion of Lot 4, Short Plat No. 92-035, approved August 30, 1993 and recorded August 30, 1993 in Volume 10 of Short Plats, pages 228 and 229, under Auditor's File No. 9308300102, being a portion of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Short Plat No. 92-035; thence South 89 degrees 42'56" East 114.29 feet along the South line thereof (also being the North right of way margin of Swan Road); thence North 0 degrees 17'04" East 30.84 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of 15 degrees 30'54" an arc distance of 62.28 feet to a point of reverse curvature; thence along the arc of said curve to the left having a radius of 170.00 feet, through a central angle of 36 degrees 25'17", an arc distance of 108.07 feet to a point of reverse curvature; thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of 24 degrees 19'29", an arc distance of 97.65 feet to a point on a non-tangent curve; thence along the arc of said curve, concave to the East, with a radial bearing from the center of said curve of South 45 degrees 44'11" West, a radius of 50.00 feet, through a central angle of 86 degrees 47'11", an arc distance of 75.74 feet; thence leaving said curve North 39 degrees 10'43" West 160.15 feet to the West line of said Lot 4, Short Plat No. 92-035; thence South 0 degrees 15'25" West 486.62 feet along said West line of Lot 4, Short Plat No. 92-035 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities for the mutual benefit of present and future owners in Lot 4, Short Plat No. 92-035 over, under and across Tract A of Skagit County Short Plat 99-0003 approved October 28, 1999 and recorded November 1, 1999 under Auditor's File No. 199911010122, also known as Swan Court.

Parcel "B":

An undivided 1/4 interest in Tract A of Skagit County Short Plat No. 99-0003, approved October 28, 1999 and recorded November 1, 1999 under Auditor's File No. 199911010122, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.. Said Tract A also appears on said Short Plat as Swan Court (Private).



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