



200709260079

Skagit County Auditor

9/26/2007 Page 1 of 3 3:25PM

Filed for Record at Request of  
FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON

AND WHEN RECORDED MAIL TO:  
AMERIQUEST MORTGAGE COMPANY  
ATTN: REO DEPARTMENT  
505 CITY PARKWAY WEST, SUITE 100  
ORANGE, CA 92868

---

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. T06-23797-WA  
Loan No. 0105285480  
Order No. 6511737

CHICAGO TITLE COMPANY  
ICG41131

### TRUSTEE'S DEED

The GRANTOR, **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: **Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series 2005-R2 Under the Pooling and Servicing Agreement Dated as of March 1, 2005, Without Recourse**, GRANTEE, that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 21, BLOCK O, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.  
APN No. 3869-015-021-0007

#### RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between PAULINE R. MONTGOMERY AND TIMOTHY D. MONTGOMERY, WIFE AND HUSBAND, as Grantor, to BLACKSTONE NATIONAL TITLE, L.L.C, as Trustee, and AMERIQUEST MORTGAGE COMPANY, A CORPORATION, as Beneficiary, dated 01-04-2005, recorded 01-11-2005, as Instrument No. 200501110118, in Book/Reel, Page/Frame, records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$127,500.00 with interest thereon, according to the terms thereof, in favor of AMERIQUEST MORTGAGE COMPANY, A CORPORATION and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

**TRUSTEE'S DEED**

T.S. No. **T06-23797-WA**  
Loan No. **0105285480**

5. Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series 2005-R2 Under the Pooling and Servicing Agreement Dated as of March 1, 2005, Without Recourse, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The defaults specified in the "Notice of Default" have not been cured, the Trustee, in compliance with the terms of said Deed of Trust.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," executed and recorded on **01-25-2007**, in the office of the Auditor of **SKAGIT** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **200701250093**, fixed the place of sale as, **THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, WASHINGTON**, a public place, on **08-31-2007** at **10:00 AM**, and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
8. During foreclosure no action was pending on an obligation secured by said Deed of Trust.
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **08-31-2007**, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of **\$141,444.14**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED: August 31, 2007  
FIDELITY NATIONAL TITLE COMPANY OF  
WASHINGTON

Address of Trustee:

FIDELITY NATIONAL TITLE COMPANY OF  
WASHINGTON  
3500 188TH ST. SW #300  
LYNWOOD, WA 98037  
C/O Town & Country Title Services, Inc.  
Phone: (888) 485-9191

State of CA ) ss.  
County CR )

On August 31, 2007 before me, **Paul Kim** Notary Public, personally appeared **A. Fragassi**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same



**200709260079**  
Skagit County Auditor

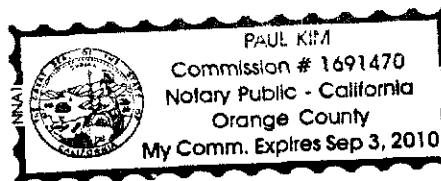
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(Seal)



14550  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 26 2007

Amount Paid \$ ☒  
Skagit Co. Treasurer  
By Deputy



200709260079  
Skagit County Auditor

9/26/2007 Page

3 of

3 3:25PM