

RECORDING REQUESTED BY:

RECONTRUST COMPANY

After recording, return to:

400 COUNTRYWIDE WAY SV-35

SIMI VALLEY, CA 93065



200812290122

Skagit County Auditor

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Forward Tax Statements to

Address listed above

File No.: 2008 - 75663

CHICAGO TITLE CO.

16646257

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

The GRANTOR, RECONTRUST COMPANY, as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF (CWMBS 2007-1), as GRANTEE, all real property (the property), situated in the county of Skagit, state of Washington, described as follows:

Tax Parcel No.: 3974-000-126-0005

LOT 126 AND PTN. LOT 127, RANCHO SAN JUAN NO. 3. SEE EXHIBIT A FOR FULL LEGAL.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between PETER D REINCKE, AND DIANE REINCKE, HUSBAND AND WIFE, as Grantor, to LS TITLE OF WASHINGTON, A WASHINGTON CORPORATION, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Beneficiary, dated 12/26/2006 recorded 12/28/2006, under Auditor's/Recorder's No. 200612280084, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$960,000.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance

Form wa_trstded (01/02)

with the terms of the Deed of Trust, executed and on 08/29/2008, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200808290054.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as At the main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA., a public place, at 10:00 o'clock, and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in Interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 12/19/2008, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$762,875.00(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

4108
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2008

Amount Paid \$
By Skagit Co. Treasurer
Deputy

RECONTRUST COMPANY

DATED: December 22, 2008

State of: CALIFORNIA

County of: VENTURA

BY:

G. Hernandez, Assistant Secretary

On 12-22-08 before me Ivette Pelayo, notary public,
personally appeared G. Hernandez, 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 within instrument and acknowledged to me that he/she/they executed the same 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.

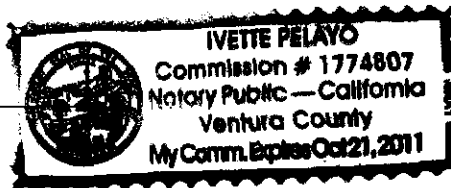


EXHIBIT 'B'

PARCEL A:

Lot 126, Plate 1, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 to 22 inclusive, records of Skagit County, Washington.

TOGETHER WITH all uplands adjacent, abutting and lying between said Lot 126 and second class tidelands adjacent thereto

Situated in Skagit County, Washington.

PARCEL B:

That part of Lot 127, Plate 1, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 to 22, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 127;
Thence South 5°18' West along the East line of said Lot, 40.0 feet to the true point of beginning;
Thence North 5°18' East along the East line of said Lot, 40.0 feet to the Northeast corner thereof;
Thence South 76°45'40" West along the North line of said Lot, 104.41 feet to the Northwest corner thereof;
Thence South 43°47' West along the Westerly line of said Lot, a distance of 48.0 feet;
Thence Northeasterly in a straight line to the true point of beginning.

TOGETHER WITH all uplands adjacent, abutting and lying between said Lot 127 and second class tidelands adjacent thereto

Situated in Skagit County, Washington.

-END OF EXHIBIT 'B'-



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