

After Recording Return To:
Post Sale Dept.
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997



200902060096

Skagit County Auditor

2/6/2009 Page 1 of 2 1:37PM

File No.: 7023.17930/Guzman, Adelina

GUARDIAN NORTHWEST TITLE CO.

95536

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates Series 2006-WFHE3, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4666-000-008-0000 (P108311)

Abbreviated Legal: LOT 8, "PLAT OF PARK MEADOWS"

Lot 8, "Plat of Park Meadows," as per Plat recorded in Volume 16 of Plats, Pages 82 through 84, inclusive, Records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Adelina Guzman, a married woman, as her separate estate, as Grantor, to Northwest Trustee Services, LLC, as Trustee, and Wells Fargo Bank, N.A., Beneficiary, dated 07/10/06, recorded 07/14/06, under Auditor's No. 200607140192 and re-recorded on 10/17/2008 under Auditor's File No. 200810170104, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$245,000.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, N.A. 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 provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is 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 law.

5. Wells Fargo Bank, N.A., being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

