



200908100149
Skagit County Auditor

8/10/2009 Page 1 of 3 3:44PM

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

File No.: 7104.11368/SARVER, TERRI L. and BRADLEY D.

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

96657

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 Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 361132-0-021-002 (P51987)

Abbreviated Legal: Ptn of Lot 5, Section 31 and Ptn of Lots 6-7, Section 32, Township 36 N, Range 11 East, Skagit County

A portion of Government Lot 5, Section 31, and that portion of Government Lots 6 and 7, Section 32, all in Township 36 North, Range 11 East of the Willamette Meridian; being described as follows: Beginning at the Southeast corner of Section 31 and running thence North 3 degrees 05' East, a distance of 1,275 feet to the point of intersection with the Easterly line of State Road No. 11 and the true point of beginning; Thence Northeasterly along said Easterly line of State Road, 526.45 feet, more or less, to the center of the Diobsud Creek bridge and stream as the same existed on June 4, 1949; Thence South 56 degrees 30' East, 600 feet to the bank of the Skagit River; Thence South 30 degrees West along the bank of the Skagit River to a point bearing from tile point of beginning as follows: South 33 degrees 30" West, 25.55 feet; Thence South 56 degrees 30' East to bank of river; Thence from said point North 56 degrees 30' West to the East line of State Road No. 11; Thence North 33 degrees 30" East, 25.55 feet to the point of beginning; EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by Deeds dated September 1, 1950, and September 23, 1976, and recorded October 19, 1950, and December 29, 1976, under Auditor's Pile Nos. 452420 and 848375, records of Skagit County, Washington. Situated in Skagit County, Washington.

RECITALS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 10 2009

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

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 Bradley D. Sarver and Terri L. Sarver, husband and wife, as Grantor, to Bishop & Lynch of King County, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for WMC Mortgage Corp., Beneficiary, dated 10/17/05, recorded 10/20/05, under Auditor's No. 200510200101, records of Skagit County, Washington and subsequently assigned to Wells Fargo Bank, N.A. as Trustee for Morgan Stanley Capital I Inc. (MSAC) 2006-HE1 under Skagit County Auditor's No. 200904010049.

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 \$342,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for WMC Mortgage Corp. 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, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1, 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.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 05/01/09, 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. 200905010078.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the 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 by the Beneficiary, its successors or assigns 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 July 31, 2009, 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 \$378,445.29.



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