

Filed for Record at Request of

FIDELITY NATIONAL TITLE INSURANCE
COMPANY



200908140161

Skagit County Auditor

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AND WHEN RECORDED MAIL TO:
U.S. Bank National Association

8742 Lucent Blvd Suite 300
Highlands Ranch, CO 80129

T.S. No. 08-01299-6
Loan No. 1002893559
Order No. W893096

CHICAGO TITLE CO.

10946555

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

The GRANTOR, **FIDELITY NATIONAL TITLE INSURANCE COMPANY**, 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: U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3, without recourse, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

APN No. 350423-1-005-0019

Lot 1 and ptn. Lot 2, City of Sedro Woolley
SP # SW - 03-00

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 BETTY L. THURMOND, AN UNMARRIED WOMAN, as Grantor, to CHICAGO TITLE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, dated January 20, 2006, Recorded on January 27, 2006, as Instrument No. 200601270061 of Official Records in the office of the Recorder of Skagit County, WA.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of 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 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.
5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, 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" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on **April 3, 2009**, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **200904020128**

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , **At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA** , a public place, on **August 7, 2009 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 **August 7, 2009**, 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 \$176,630.58, 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.

T.S. No. **08-01299-6**

Date: August 10, 2009

2490
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 14 2009

FIDELITY NATIONAL TITLE INSURANCE
COMPANY


MARCY AXELROD, Authorized Signature

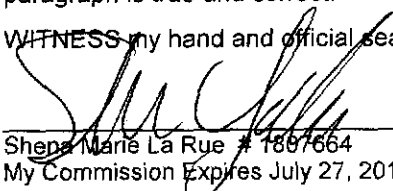
State of California
County of Orange

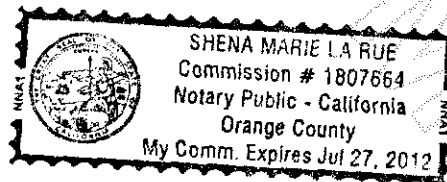
Amount Paid \$ 0
Skagit Co. Treasurer
By NE } ss. Deputy
 } ss

On August 10, 2009, before me, Shena Marie La Rue, a Notary Public in and for said county, personally appeared MARCY AXELROD, who 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 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Shena Marie La Rue # 1807664
My Commission Expires July 27, 2012



200908140161
Skagit County Auditor

EXHIBIT 'A'

Lot 1, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-03-00, as approved July 19, 2000 and recorded July 26, 2000 under Auditor's File No. 200007260102, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH that portion of Lot 2, City of Sedro Woolley Short Plat No. SW-03-00, as approved July 19, 2000 and recorded July 26, 2000 under Auditor's File No. 200007260102, records of Skagit County, Washington lying North of the following described line:

Commencing at the Northwest corner of said Lot 2;
Thence South 00°27'02" East along the West line thereof, a distance of 124.78 feet to the initial point of this line description;
Thence South 88°02'06" East, a distance of 70.06 feet to the East line of said Lot 2 and terminal point of this line description.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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