



200910290088

Skagit County Auditor

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RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

FILED FOR RECORD AT REQUEST OF:

U.S. Bank National Association as Trustee
c/o SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

GUARDIAN NORTHWEST TITLE CO.

95664-2

Loan: 0143450997

Title: 3882179

TS: fc20695-5

TRUSTEE'S DEED

THE GRANTOR, FIRST AMERICAN 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, successor-in-interest to Wachovia Bank, N.A., as Trustee for MASTR ARM TRST 2005-7**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PTN S1/2 OF SW1/4, 12-34-4 E W.M. SEE ATTACHED FOR FULL LEGAL DESCRIPTION.

Tax ID No. (P24577) 340412-0-024-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3317
OCT 29 2009

RECITALS:

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

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 SHERRY M. HENDERSON, as Grantor, WASHINGTON ADMINISTRATIVE SERVICES, INC. as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR LENDER, as Beneficiary, dated 06/13/2005, Recorded on 06/17/2005 AS AUDITOR NO. 200506170016, records of Skagit, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$248,000.00 with interest

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thereon, according to the terms thereof, in favor of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE FOR MASTR ARM TRST 2005-7 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, a copy of said Notice was posted or served in accordance with law.
5. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE FOR MASTR ARM TRST 2005-7, being that 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, Recorded on 01/09/2009, as Instrument # 200901090080 in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. VERNON, WA, a public place, on 08/14/2009 at 10:00AM, 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.



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Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M., EXCEPT all road and railroad right-of-way; AND ALSO EXCEPT Drainage District No. 21 ditch right-of-way;

ALSO that portion of the Southwest 1/4 of the Southwest 1/4, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Southwest 1/4 of the Southwest 1/4, 501 feet South of its Northeast corner; thence South on said East line 229 feet; thence South 85 degrees 30' West 236 feet; thence North 5 degrees 45' West, 132.5 feet; thence North 85 degrees 38' East 100 feet; thence North 9 degrees 04' East 100 feet; thence North 85 degrees 30' East 133.5 feet to the place of beginning, EXCEPT any portion thereof lying within the boundaries of that certain tract conveyed to Jesse R. Wilcox, by Deed dated January 10, 1918 and recorded December 20, 1918 in Volume 108 of Deeds, page 381, under Auditor's File No. 129565;

TOGETHER WITH a non-exclusive easement for utility purposes and for the purposes of ingress and egress over and across the following described parcels and land, EXCEPTING from said strips of land any portion lying within the boundaries of the Burlington Northern, Inc., railroad right-of-way formerly Northern Pacific Railroad right-of-way.

Beginning at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M.; thence West 20 feet; thence South 160 feet; thence South 43 degrees 51' East 20 feet; thence North 46 degrees 09' East to the East line of said Southwest 1/4 of the Southwest 1/4; thence North along said East line to the point of beginning.

Beginning at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M.; thence West 20 feet; thence South 160 feet; thence South 43 degrees 51' East 20 feet to the true point of beginning; thence North 43 degrees 51' West 20 feet; thence South 46 Degrees 09' West 94 feet; thence South 9 degrees 04' West 290 feet; thence North 85 degrees 30' East 20 feet; thence North 9 degrees 04' East to a point that bears South 46 degrees 09' West from the true point of beginning; thence North 46 degrees 09' East to the true point of beginning.



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