



200911200062

Skagit County Auditor

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This Document Was Prepared by:
Haven View Escrow

After Recording Please Return to:
Jerrold Regan
PO Box 1341
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

Chicago Title Co. 620006789

WARRANTY DEED, made this 13th day of November, 2009 by and between

U.S. Bank National Association as Trustee, successor-in-interest to Wachovia Bank, N.A., as Trustee for MASTR ARM TRST 2005-7

Of the City of Richmond and County of Richmond, State of Virginia ("grantor"), and

Jerrold H. Regan, A Single Man

("grantee"), whose mailing address is 317 South Gardner, Burringon, WA 98233

THE GRANTOR, for and in consideration of the sum of **TWO HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED DOLLARS** (\$252,500.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Skagit, State of Washington, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Section 12, 34 & 4

Also known as street and number 13485 State Route 9, Mount Vernon, WA 98273

Tax Parcel ID# 340412-0-024-0004 & 340412-3-012-0002

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; and warrant(s) the title against all persons claiming under me.

Grantor does not represent, warrant and transfers without recourse to Jerrold Regan ("grantee")

[SIGNATURES ON FOLLWING PAGE]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3572

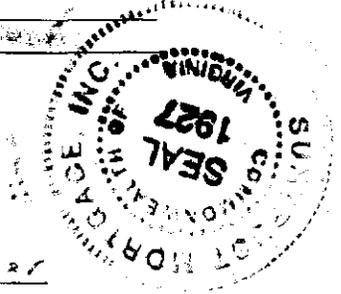
NOV 20 2009

Amount Paid \$ *4499.50*
Skagit Co. Treasurer
By *[Signature]* Deputy

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

U.S. Bank National Association as Trustee,
successor-in-interest to Wachovia Bank, N.A.,
as Trustee for MASTR ARM TRST 2005-7 for
SUNTRUST MORTGAGE, INC. ATTORNEY-IN-FACT
Annette Holman - Foreman

By: _____
Its: _____
V.P.



CITY OF Richmond
COMMONWEALTH OF Virginia ss: 54-0259290

The foregoing instrument was acknowledged before me this 13 day of November, 2009 by Annette Holman-Foreman

Of SunTrust Mortgage, Inc., a Virginia Corporation, on behalf of the corporation.

Richard S. Dispart, Jr.
NOTARY PUBLIC

Richard S. Dispart, Jr.
PRINTED NAME

My commission expires July 31, 2012

Richard S. Dispart, Jr.
Notary Public
1414 5th Ave
Richmond, VA 23219
My Commission Expires July 31, 2012



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EXHIBIT "A"

PARCEL A:

The South Half of the Southeast Quarter of the Southwest Quarter of Section 12,
Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT all railroad rights-of-way.

ALSO EXCEPT Drainage District No. 21 ditch right of way.

PARCEL B:

That portion of the Southwest Quarter of the Southwest Quarter of Section 12, Township
34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Southwest Quarter of the Southwest Quarter,
501 feet South of its Northeast corner;
thence South on said East line a distance of 229 feet;
thence South 85°30' West a distance of 236 feet;
thence North 05°45' West a distance of 132.5 feet;
thence North 85°38' East a distance of 100 feet;
thence North 09°04' East a distance of 100 feet;
thence North 85°30" East a distance of 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, records of Skagit County, Washington.

continued



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EXHIBIT A - Continued

PARCEL C:

An easement for utility purposes and for the purposes of ingress and egress over and across the following described parcels of 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 Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East of the Willamette Meridian;
thence West a distance of 20 feet;
thence South a distance of 160 feet;
thence South 43°51' East a distance of 20 feet;
thence North 46°09' East to the East line of said Southwest Quarter of the Southwest Quarter;

thence North along said East line to the point of beginning;

Beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East of the Willamette Meridian;

thence West a distance of 20 feet;
thence South a distance of 160 feet;
thence South 43°51' East a distance of 20 feet to the true point of beginning;
thence North 43°51' West a distance of 20 feet;
thence South 46°09' West a distance of 94 feet;
thence South 09°04' West a distance of 290 feet;
thence North 85°30' East a distance of 20 feet;
thence North 09°04' East to a point that bears South 46°09' West from the true point of beginning;
thence North 46°09' East to the true point of beginning.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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