

After Recording Return to:
Northwest Trustee Services, Inc.
Attention: Chris Ashcraft
P.O. Box 997
Bellevue, WA 98009-0997



201004260150
Skagit County Auditor

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7763.26373/Cooper, James and Davis, Clarice

GUARDIAN NORTHWEST TITLE CO.

Assignment of Deed of Trust

94433-1

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2006-AR12 Trust, whose address is c/o JPMorgan Chase Bank, N.A. 7255 Baymeadows Way Jacksonville, FL 32256, all beneficial interest under that certain deed of trust, dated 08/07/06, executed by James A. Cooper and Clarice L. Davis, husband and wife, Grantors, to First American Title, Trustee, and recorded on 08/14/06, under Auditor's File No. 200608140197, Records of Skagit County, Washington.

Together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated April 19, 2010

JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank, and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d)

By: [Signature]

Title: Vice President
Margaret Dalton

STATE OF Florida

COUNTY OF Duval

I certify that I know or have satisfactory evidence that Margaret Dalton is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of JPMorgan Chase Bank, NA to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: APR 19 2010

[Signature]
NOTARY PUBLIC in and for the State of

FLORIDA
Residing at JACKSONVILLE
My commission expires

