

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



201011190148
Skagit County Auditor

11/19/2010 Page 1 of 3 1:27PM

File No.: 7023.71516/DAVIDSON, GUY and SANDRA W.

GUARDIAN NORTHWEST TITLE CO.

99203

Trustee's Deed

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 US Bank National Association as successor Trustee to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2005-AR16, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4497-000-018-0002 (P83449)

Abbreviated Legal: Ptn. Lots 18 and 19, "Plat of the Pointe Div. No. 2"

Lot 18, Plat of the Pointe Division No. 2, according to the Plat thereof recorded in Volume 14 of Plats, Pages 50 and 51, Records of Skagit County, Washington; together with that portion of Lot 19 described as follows: Beginning at the Northwest corner of said Lot 19; thence South 34 Degrees 42'05" East along the North line of said Lot 19 a distance of 139.47 feet to the Northeast corner of said Lot 19; thence North 42 Degrees 47'54" West a distance of 134.32 Feet to the West line of said Lot 19; thence North 36 Degrees 22'29" East a distance of 20.00 Feet to the point of beginning; Except that portion of Lot 18 and Lot 19 as shown on Plat of the Pointe Division No. 2, recorded in Volume 14 of Plats, at Pages 50 and 51, Records of Skagit County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Lot 18 of the Plat of the Pointe Division No. 2, being common with the Northwest corner of Lot 19 of said Plat; Thence South 36 Degrees 22'29" West along the Northwesterly line of said Lot 19 a distance of 20.00 Feet to the true point of beginning; thence South 42 Degrees 47'54" East a distance of 134.32 Feet to the Northeast corner of said Lot 19; thence South 35 Degrees 02' 49" West along the East line of said Lot 19 a distance of 76.00 feet to the Southeast corner of said Lot 19; thence Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South 34 Degrees 14'37" West a distance of 525 Feet through a central angle of 1 Degree 31'42" along the Southerly line of said Lot 18 for an arc distance of 14.00 Feet; thence North 29 Degrees 02'06" East a distance of 80.44 Feet; thence North 44 Degrees 53'56" West a distance of 32.16 Feet to an intersection with the North line of said Lot 19; thence continuing North 44 Degrees 53'56" West a distance of 106.86 Feet to the true point of beginning.

RECITALS:

3523
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2010

Amount Paid \$
Skagit Co. Treasurer
By CM Deputy

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Beneficiary by that certain Deed of Trust between Guy Davidson and Sandra W. Davidson, husband and wife., as Grantor, to Chicago Title, as Trustee, and Wells Fargo Bank, N.A., Beneficiary, dated 06/22/04, recorded 06/25/04, under Auditor's No. 200406250080, records of Skagit County, Washington and subsequently assigned to US Bank National Association as successor Trustee to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2005-AR16 under Skagit County Auditor's No. 201003080088.

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 \$500,000.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, N.A. 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. US Bank National Association as successor Trustee to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2005-AR16, being then the holder 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 07/07/10, 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. 201007070044.

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 November 12, 2010, 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



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