

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



201012130147
Skagit County Auditor

12/13/2010 Page 1 of 2 1:49PM

File No.: 7023.74040/WALTERS, TERRY L and DAWN R

Trustee's Deed **GUARDIAN NORTHWEST TITLE CO.**

99688

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 Wells Fargo Bank, NA, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: P45937

Lot 2 of Skagit County Short Plat No. 97-0013, approved March 23, 1999, and recorded March 23, 1999, in Volume 14 of Short Plats, Pages 11 and 12, under Auditor's File No. 9903230165, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 7, Township 35 North, Range 11 East of the Willamette Meridian. Situated in Skagit County, Washington.

RECITALS:

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 Terry L. Walters and Dawn R. Walters, husband and wife, as Grantor, to Chicago Title Company, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Franklin Bank, SSB, Beneficiary, dated 01/26/06, recorded 01/31/06, under Auditor's No. 200601310067, records of Skagit County, Washington and subsequently assigned to Wells Fargo Bank, NA under Skagit County Auditor's No. 201008250042.

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 \$254,118.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Franklin Bank, SSB 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. Wells Fargo Bank, NA, 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 09/02/10, 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. 201009020070.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3750

DEC 13 2010

Amount Paid \$0
Skagit Co. Treasurer
By *mam* Deputy

