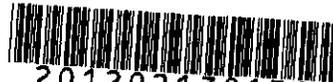


After Recording Return To:
Wells Fargo Bank, NA
3476 Stateview Blvd
Ft Mill, SC 29715



201202170130

Skagit County Auditor

2/17/2012 Page 1 of 2 3:38PM

File No.: 7023.93072/WALDEN, KURT DAVID

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 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.: P81496

Lot 10, "Plat of Heathervue Estates", as per Plat recorded in Volume 12 of Plats, Page 68, records of 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 Kurt D. Walden, a single man, as his separate estate, as Grantor, to First American Title Company of Skagit County, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for First Magnus Financial Corporation, Beneficiary, dated 05/22/06, recorded 05/26/06, under Auditor's No. 200605260112, records of SKAGIT County, Washington and subsequently assigned to Wells Fargo Bank, NA under SKAGIT County Auditor's No. 201105180070.

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 \$186,760.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for First Magnus Financial Corporation 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 11/09/11, 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. 201111090078.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012425

FEB 17 2012

Amount Paid \$
Skagit Co. Treasurer

mm

