

Filed for Record at Request of
FIDELITY NATIONAL TITLE INSURANCE
COMPANY



201210040106
Skagit County Auditor

10/4/2012 Page 1 of 3 1:35PM

AND WHEN RECORDED MAIL TO:

U.S. Bank National Association, as Trustee for MASTR Adjustable Rate
Mortgages Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1
4875 Belfort Road, Suite 130
Jacksonville, FL 32256

CHICAGO TITLE

1074-M

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 11-03609-6,
Loan No: 0031362122
Order No. 962930

ACCOMMODATION RECORDING

TRUSTEE'S DEED

The GRANTOR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: U.S. Bank National Association, as Trustee for MASTR Adjustable Rate Mortgages Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 29, "SKYLINE NO. 6", ACCORDING TO THE PLAT THEREOF, RECORDED
IN VOLUME 9 OF PLATS, PAGES 64-67A, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
WASHINGTON, REAL ESTATE EXCISE TAX

APN No. P59420

20123152
OCT 04 2012

RECITALS:

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between DAVID E HERBST, DENISE L HERBST, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN HOME MORTGAGE, as Beneficiary, dated October 20, 2003, Recorded on October 25, 2006, as Instrument No. 200610250090 of Official Records in the office of the Recorder of Skagit County, WA.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$193,455.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN HOME MORTGAGE and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the

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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. U.S. Bank National Association, as Trustee for MASTR Adjustable Rate Mortgages Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on June 18, 2012, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201206180201.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as, At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA , a public place, on September 21, 2012 at 10:00 AM, and in accordance with 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 Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by said 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 September 21, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$217,834.98.

Chicago Title has placed this
document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

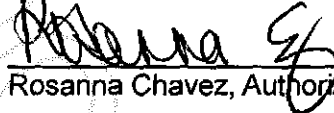


201210040106

Skagit County Auditor

T.S. No. 11-03609-6.
Date: September 26, 2012

FIDELITY NATIONAL TITLE INSURANCE COMPANY


Rosanna Chavez, Authorized Signature

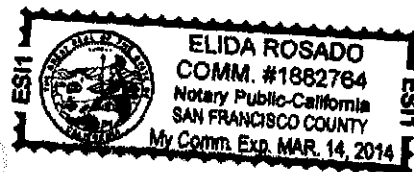
State of California }ss.
County of Orange }ss

On September 26, 2012, before me, Elida Rosado, a Notary Public in and for said county, personally appeared Rosanna Chavez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Elida Rosado # 1882764
My Commission Expires March 14, 2014



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Skagit County Auditor