

After Recording Return To:
U.S. Bank National Association
7255 Bay Meadows Way
Jacksonville, FL 32256



201212260216
Skagit County Auditor

12/26/2012 Page 1 of 3 4:07PM

File No.: 7763.28523/Ari, Barna and Eszter

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 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank, National Association as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-5

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

Tax Parcel No.: 350921-0-007-0008/ 350921-0-007-0007

Abbreviated Legal: PTN. SW, SEC. 21, T35N, R9EWM

Parcel A:

That portion of the Southeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point South 80 degrees 20' East 30.9 feet from a point in the West line of said Southeast Quarter of the Southwest Quarter which is North 1,206.2 feet from the Southwest corner of said subdivision; Thence South 80 degrees 20' East 870 feet; Thence South 09 degrees 40' West 202 feet; Thence North 80 degrees 20' West 73.4 feet, more or less, to the Northerly line of State Highway No. 17-A; Thence following said highway line North 58 degrees 30' West 115.2 feet; Thence North 79 degrees 276 feet; Thence North 79 degrees 43' West 381 feet, more or less, to the County road; Thence North 00 degrees 16' West 149 feet, more or less, to the point of beginning; Except that portion conveyed to the State of Washington by deed dated August 22, 1957, recorded September 12, 1957, under Auditor's File No. 555999, records of Skagit County, Washington. Situated in Skagit County, Washington.

Parcel B:

That portion of the Southeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point South 80 degrees 20' East 30.9 feet from a point in the West line of said Southeast Quarter of the Southwest Quarter which is North 1,206.2 feet from the Southwest corner of said subdivision; Thence South 80 degrees 20' East 870 feet; Thence South 09 degrees 40' West 202 feet; Thence East to the East line of said Southeast Quarter of the Southwest Quarter; Thence North along said East line to the Northeast corner of said Southeast Quarter of the Southwest Quarter; Thence West along the North line of said Southeast Quarter of the Southwest Quarter to the East line of the County road running along the West line of said subdivision; Thence South along the East line of said County road to the point of beginning; Except that portion conveyed to the State of Washington by deed dated August 22, 1957, recorded September 12, 1957, under Auditor's File No. 555999, records of Skagit County, Washington; And Except roads and road rights of way. 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 Barna Ari and Eszter Ari, husband and wife, as Grantor, to Chicago Title, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Bank of Blue Valley, Beneficiary, dated 01/13/06, recorded 01/17/06, under Auditor's No. 200601170127, records of Skagit County, Washington and subsequently assigned to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-5 under Skagit County Auditor's No. 201206110101.

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 \$128,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Bank of Blue Valley 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. U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-5, 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 08/15/12, 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. 201208150070.

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 December 14, 2012, 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 the Property at public auction to said Beneficiary, the highest bidder therefore, for the sum of \$91,884.00. Beneficiary then directed Grantor to issue this Trustee's Deed directly to Grantee.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124170
DEC 26 2012

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



201212260216
Skagit County Auditor

12/26/2012 Page 2 of 3 4:07PM

