



201305300091

Skagit County Auditor

5/30/2013 Page

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\$16.00
1:43PM

After Recording Return To:
CT Lien Solutions
PO Box 29071
Glendale, CA 91209-9071
Phone #: 800-331-3282



WASHINGTON ASSIGNMENT OF DEED OF TRUST



Assessor's Property Tax Parcel or Account Number: 4610-000-011-0000

For Value Received, the undersigned holder of a Deed of Trust, Metlife Bank National Association, Also Known as Metlife Home Loans, A Division of Metlife Bank, N. A. By it's Attorney-in-fact JPMorgan Chase Bank, National Association, (herein "Assignor") with an address at 700 Kansas Lane, MC 8000, Monroe, LA, 71203 does hereby grant, sell, assign, transfer and convey, unto NationStar Mortgage, LLC, (herein "Assignee"), whose address is 350 Highland Drive, Lewisville, TX, 75067-4177, all beneficial interest under a certain Deed of Trust dated 11/03/1999 and recorded on 11/09/1999, made and executed by RICHARD W BENTLEY AND JULIE A BENTLEY, to PACIFIC NORTHWEST TITLE INSURANCE CO, Trustee, in favor of FT MORTGAGE COMPANIES upon the following described property situated in Skagit County, State of Washington:
Property Address: 3705 EAST BROADWAY , MOUNT VERNON, WA, 98274

Legal Description: See attached.

such Deed of Trust having been given to secure payment of Two Hundred Six Thousand Seven Hundred Twenty Three dollars and Zero cents (\$206,723.00), which Deed of Trust is of record in No. 199911090086, in the Office of the County Auditor of Skagit County, State of Washington, and all rights accrued or to accrue under such Deed of Trust.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

RECORD & RETURN TO
CT LIEN SOLUTIONS
P.O. BOX 29071
Glendale, CA 91209-9071

3832277-WA57-Skagit

25497

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on 05/11/2013.

Assignor:

Metlife Bank National Association, Also Known as Metlife Home Loans, A Division of Metlife Bank, N.A. By its Attorney-in-fact JPMorgan Chase Bank, National Association

By _____

Katasha R. Gilbert
Its: Vice President

STATE OF LOUISIANA

PARISH OF OUACHITA

On this day, 05/11/2013, before me, Y.K. Wilson a Notary Public, appeared Katasha R. Gilbert, to me personally known, who, being by me duly sworn did say that he/she is the Vice President of JPMorgan Chase Bank, National Association and that the seal affixed to said instrument is the seal of said national association and that the instrument was signed on behalf of the national association by authority of its Board of Directors or Trustees and that Katasha R. Gilbert acknowledged the instrument to be the free act and deed of the national association.

Notary Public: Y.K. Wilson

Y. K. WILSON
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 064399

This Instrument Prepared By:
JPMC Mortgage
KATASHA GILBERT
780 KANSAS LANE 2ND FLOOR
Monroe, LA71203



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This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **DECEMBER 1, 2029**.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **Skagit**

County, Washington:

LOT 11, "PLAT OF CANDLE RIDGE", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

which has the address of **3705 EAST BROADWAY, MOUNT VERNON**
Washington **98274**

[Street, City],

[Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan

Initials: *[Signature]*
Form 3048 9/90

UWAP-6R(WA) (9701)



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