



201310170077

Skagit County Auditor \$74.00
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AFTER RECORDING RETURN TO:

JPMorgan Chase Custody
Attn: Retrieval & Reinstatement Dept
780 Delta Dr
Monroe, LA 71203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134205
OCT 17 2013

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

Shuman, Kimberly K., 3062.1272601

TRUSTEE'S DEED

The **GRANTOR, Bishop, White, Marshall & Weibel, P.S.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates, Series 2005-PR4 Trust, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P69343 / 4004-003-003-0000-1490

Abbreviated Legal: LOTS 2, 3, 4 AND 5, BLOCK 3, SOUND VIEW ADDITION TO SIMILK BEACH

LOTS 2, 3, 4 AND 5, BLOCK 3, SOUND VIEW ADDITION TO SIMILK BEACH, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

RECITALS:

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 Kimberly K Shuman, an Unmarried Individual as her Separate Estate, as Grantor, to First American Title Co of Skagit, a Washington corporation as Trustee, and Washington Mutual Bank, a Washington corporation as Beneficiary, dated October 14, 2005 recorded on October 24, 2005 as No. 200510240244.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of

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Washington Mutual Bank, a Washington 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 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 made 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. Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates, Series 2005-PR4 Trust being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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 April 1, 2013 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201304010163.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on August 2, 2013 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 with this Notice, which was transmitted or served to or 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.

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