



201310240072

Skagit County Auditor

\$73.00

10/24/2013 Page

1 of

2 2:49PM

After Recording Return To:  
Wells Fargo Bank, NA  
Attn: Retrieval & Reinstatement Dept  
780 Delta Drive  
Monroe, LA 71203

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20134295

OCT 24 2013

Amount Paid \$ 73.00  
Skagit Co. Treasurer  
By ham Deputy

File No.: 7037.97415/Katwijk, Clarence and Marjean

### 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 Trustee for Wamu Mortgage Pass through Certificates Series 2005-PR2 Trust, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: P17472/330429-3-008-0000

Parcel "A": The Southeast 1/4 of the Southwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., EXCEPT the North 250 feet thereof, AND EXCEPT the West 792 feet of that portion of said Southeast 1/4 of the Southwest 1/4, lying East of the County road along the West line thereof AND EXCEPT those portions thereof conveyed to the State of Washington by instruments recorded July 27, 1956 and September 30, 1968, under Auditor's File Nos. 539335 and 718744. Situate in the County of Skagit, State of Washington. PARCEL "B": The South 30 feet of the West 792 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying East of the County road along the West line thereof as conveyed to Skagit County by deed recorded September 15, 1913, under Auditor's File No. 98381. Situate in the County of Skagit, State of 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 Clarence Katwijk and Marjean L. Katwijk, Husband and Wife also known as Clarence V. Katwijk, as Grantor, to Land Title Company of Skagit County, a Washington corporation, as Trustee, and Washington Mutual Bank, a Washington corporation, Beneficiary, dated 04/04/05, recorded 04/15/05, under Auditor's No. 200504150027, records of SKAGIT County, Washington and subsequently assigned to Wells Fargo Bank, NA as Trustee for Wamu Mortgage Pass through Certificates Series 2005-PR2 Trust under SKAGIT County Auditor's No. 201207110039.

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 \$215,000.00 with interest thereon, according to the terms thereof, in favor of 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 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 as Trustee for Wamu Mortgage Pass through Certificates Series 2005-PR2 Trust, 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.

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 AM., 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.


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.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

By  \_\_\_\_\_  
Deirdre Piggott, Assistant Vice President  
Northwest Trustee Services, Inc.

I Renda P. Nguon certify that I know or have satisfactory evidence that DEIRDRE PIGGOTT is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

REND A. NGUON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
12-24-16

  
NOTARY PUBLIC in and for the State of  
Washington, residing at King County  
My commission expires: 12/24/2016

