

After Recording Return To:
U.S. Bank National Association,
1100 Virginia Drive
Fort Washington, PA 19034

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

201437
JAN 06 2014



Skagit County Auditor

\$73.00

1/6/2014 Page

1 of

2 3:16PM

LAND TITLE OF SKAGIT COUNTY Amount Paid \$6
Skagit Co. Treasurer
By *ham* Deputy

File No.: 7314.05064/Bendtsen, Laura J. and John L.

Trustee's Deed

146061-F
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 for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR8, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 3867-000-005-1108/P62289

That portion of Tract 5, "Burlington Acreage Property," according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and the vacated road adjoining, described as follows: Beginning at the quarter section corner between Sections 28 and 33, Township 35 North, Range 4 East of the Willamette Meridian; thence South 86 degrees 52'30" East a distance of 310.6 feet to an iron pipe and the true point of beginning; thence South 00 degrees 31' East a distance of 118.6 feet; thence North 89 degrees 29' East a distance of 96 feet, more or less, to the West line of that certain parcel conveyed to Joseph and Grace Nicholl by deed dated March 31, 1955, recorded July 9, 1956, under Auditor's File No. 538475, records of Skagit County, Washington; thence North a distance of 112.5 feet, more or less, along said West line to the North line of said Section 33; thence North 86 degrees 52'30" West along said North line a distance of 97.3 feet to the true point of beginning. 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 John L. Bendtsen and Laura J. Bendtsen, husband and wife, as Grantor, to Chicago Title Company, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for GreenPoint Mortgage Funding, Inc., Beneficiary, dated 10/12/06, recorded 10/18/06, under Auditor's No. 200610180102, records of Skagit County, Washington and subsequently assigned to U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR8 under Skagit County Auditor's No. 201210010005.
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 \$234,400.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for GreenPoint Mortgage Funding, Inc. 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 for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR8, 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
Deirdre Piggott, Assistant Vice President
Northwest Trustee Services, Inc.

I Carly D. Redulla 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.

2, 2014



CARLY D. REDULLA
COMMISSION EXPIRES
NOTARY
PUBLIC
06-26-17
STATE OF WASHINGTON

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