

After Recording Return To:
Bank of America, N.A.
400 National Way
Simi Valley, CA 93065



201402260004

Skagit County Auditor \$73.00
2/26/2014 Page 1 of 2 8:46AM

File No.: 7021.14656/Elder, Jesse E and Kathy R
5618287699703

LAND TITLE OF SKAGIT COUNTY

Trustee's Deed

144764-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 Bank of America, N.A., as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: 340312-0-047-0503

P21574

Lot 1 of Skagit County Short Plat No. 34-84, approved February 14, 1985, and recorded February 15, 1985, under Auditor's File No. 8502150019, in Volume 7 of Short Plats Page 6, records of Skagit County, Washington, being a portion of Government Lot 2, in Section 12, Township 34 North, Range 3 East, W.M.
Situate in the County of Skagit, State of Washington.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
2014592
FEB 26 2014

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

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 Jesse E Elder, and Kathy R Elder, husband and wife, as Grantor, to LS Title of Washington, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc., its successors and assigns, Beneficiary, dated 10/09/06, recorded 10/12/06, under Auditor's No. 200610120195, records of SKAGIT County, Washington and subsequently assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP under SKAGIT County Auditor's No. 201109130047.
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 \$234,815.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc., its successors and assigns 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.

