

After Recording Return To:
U.S. Bank, National Association
350 Highland Drive
Lewisville, TX 75067

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20142191
JUN 24 2014



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\$74.00
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Amount Paid \$0
Skagit Co. Treasurer

By *[Signature]* Deputy

File No.: 7303.25505/Hooley, Paul and Beverly

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 U.S. Bank, National Association, successor trustee to Bank of America, N.A. as successor to LaSalle Bank, N.A. as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: 350402-0-003-0000/P35586

Abbreviated Legal Description: PTN GOV. LOT 2, 2-35-4 E W.M., SKAGIT CO., WA

See attached Legal Description

RECITALS:

LAND TITLE OF SKAGIT COUNTY

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 Paul Hooley, An Unmarried Person and Beverly Kirkpatrick, An Unmarried Person, As Their Separate Estate, as Grantor, to Chicago Title, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for First Franklin Financial Corp., An Op. SUB. of MLB&T CO., FSB, its successors and assigns, Beneficiary, dated 02/26/07, recorded 03/08/07, under Auditor's No. 200703080087, records of SKAGIT County, Washington and subsequently assigned to U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSETBACKED CERTIFICATES, SERIES 2007-2 under SKAGIT County Auditor's No. 201106230048.

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 \$269,600.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for First Franklin Financial Corp., An Op. SUB. of MLB&T CO., FSB, 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.

5. U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSETBACKED CERTIFICATES, SERIES 2007-2, 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.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 03/12/14, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 201403120042.

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Legal Description

Government Lot 2, Section 2, Township 35 North, Range 4 East W.M.; EXCEPT the West 416 feet thereof; AND EXCEPT the East 582 feet thereof; and also except the following described tract: Beginning at a point on the South line of the John Grip County Road, 416 feet East of the North 1/4 corner of Section 2, Township 35 North, Range 4 East W.M.; thence South 335 feet; thence East 130 feet; thence North 335 feet, more or less, to the South boundary of John Grip County Road; thence Westerly along the South boundary of said road, 130 feet, more or less, to the point of beginning; AND ALSO EXCEPT road right of way. TOGETHER WITH the right to lay, maintain, operate, repair and remove at any time a water line or pipe for domestic use, with the right of ingress and egress to and from the same, on, over and through a tract of land described as follows: A tract 10 feet wide, between an existing pumphouse well and water tank, and the Easterly boundary of the following described tract: That portion of Government Lot 2, Section 2, Township 35 North, Range 4 East, W.M. beginning on the South line of the John Grip County Road, 416 feet East of the North 1/4 corner of said Government Lot 2; thence South 322.5 feet; thence East 135 feet; thence North 322.5 feet; thence West 135 feet to the point of beginning. Situate in the County of Skagit, State of Washington.

TS# 7303.25505



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