

UNRECORDED



After Recording Return To:  
U.S. Bank National Association  
3217 South Decker Lake Drive  
Salt Lake City, UT 84165-0250

Skagit County Auditor \$74.00  
7/27/2016 Page 1 of 2 11:42AM

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**  
20163185  
JUL 27 2016

Amount Paid \$ 74.00  
Skagit Co. Treasurer  
By HB Deputy **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, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: P120678

Lot 17, "Sauk Mountain View Estates - South - a Planned Residential Development," recorded on June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington. Except the Northeasterly 2.5 feet thereof. Situate in the County of Skagit, State of Washington.

1278 Arrezo Drive, Sedro Woolley, WA 98284

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 Brandon J. Stapleton and Jeri L. Stapleton, husband and wife, as Grantor, to Land Title Company of Skagit County, as Trustee, and Mortgage Electronic Registration Systems, Inc. as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns, Beneficiary, dated 03/28/06, recorded 04/03/06, under Auditor's No. 200604030120, records of SKAGIT County, Washington and subsequently assigned to U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7 under SKAGIT County Auditor's No. 201501150006.
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 \$173,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Ownit Mortgage Solutions, 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.
5. U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, 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.

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