

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.

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 in compliance with the requirements of RCW 61.24.031 and RCW 61.24.040; 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.

**GRANTOR**  
Northwest Trustee Services, Inc.

By Dandre Hernandez  
Dandre Hernandez, Assistant Vice President  
Northwest Trustee Services, Inc.

I Nyla K. Bivens certify that I know or have satisfactory evidence that DEIRDRE HERNANDEZ 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.

**NYLA K. BIVENS**  
STATE OF WASHINGTON  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES  
**12-26-18**

NOTARY PUBLIC in and for the State of  
Washington, residing in King County  
My commission expires: 12-26-18